

LICENSE AGREEMENT

THIS LICENSE AGREEMENT is entered into by and between the DULUTH ECONOMIC DEVELOPMENT AUTHORITY, an economic development authority created and existing under the laws of the State of Minnesota, ("DEDA"), and the CITY OF DULUTH, a municipal corporation created and existing under the laws of the State of Minnesota, ("City").

The parties acknowledge the following:

- A. The City's fire department will conduct a training event on the retired Sundew Cutter, a vessel anchored in Slip 3 of the Duluth harbor, on September 19 and 20, 2016;
- B. DEDA owns certain property located in the Bayfront area of the City of Duluth known as Lot D (the "DEDA Lot"); and
- C. DEDA and the City desire to enter into this License Agreement to allow the Duluth Fire Department ("DFD") to utilize the DEDA Lot for vehicles, personnel and equipment related to the training event.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Agreement, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. THE LICENSE. Subject to the terms and conditions set forth herein, DEDA grants to the City an license for the use and during the term set forth below in the DEDA Lot as shown on Exhibit A (the "Licensed Premises").
- 2. USE OF THE LICENSED PREMISES. The Licensed Premises shall be used solely for vehicles, personnel and equipment related to the Sundew training event. Notwithstanding the above, in addition to the use of the DEDA Lot for vehicular parking, at the sole discretion and upon the prior written approval of the Executive Director, the City may use the DEDA Lot for other approved uses.
- 3. THIRD PARTY AGREEMENTS. If the City enters into third party agreements for vehicular parking or other approved uses with respect to the DEDA Lot D, such third party agreements shall require that the third party indemnify DEDA and name DEDA as an additional insured on its commercial general liability insurance and, if appropriate, its automobile insurance policies, and, unless otherwise agreed to in writing by the Executive Director, shall further require insurance limits of not less than \$1.5 million and twice the limits provided when a claim arises out of the release or threatened release of a hazardous substance or such increased liability limits as set forth in Minnesota Statutes Section 466.04. Upon request, an executed copy of each agreement, along with evidence of insurance, shall be promptly provided to the Executive Director.

4. TERM OF THE AGREEMENT. Notwithstanding the date of execution of this Agreement, this Agreement shall be deemed to commence on September 19, 2016, and shall continue through September 20, 2016, or until such time as the Licensed Premises are conveyed to the City, whichever is earlier.

5. LICENSE FEE. The City shall have the use of the Licensed Premises for no cost.

6. DEDA WARRANTY. DEDA makes no representation that the Licensed Premises are suitable for any specific uses and the City accepts the Licensed Premises in an "as is" condition without representations or warranties of any kind. The operation of parking and all other activities on the Licensed Premises shall be at the sole risk of the City. DEDA shall not be obligated to make any alterations or improvements on or to the Licensed Premises.

7. MAINTENANCE. The City agrees to exercise reasonable care in the maintenance of the Licensed Premises during the term of this Agreement. The City shall not make any alterations or improvements to the Licensed Premises without the prior written consent of the Executive Director and upon the terms and conditions which may be imposed by the Executive Director in her sole discretion. The City shall provide for litter clean up and trash removal on the Licensed Premises. The City shall surrender the Licensed Premises at the termination of this Agreement in the condition found prior to the commencement of this Agreement at no expense to DEDA, reasonable wear and tear excepted. The City agrees to pay upon demand any damage done to the Licensed Premises by the City, its employees, servants, agents, contractors, invitees and licensees during the term of this Agreement.

8. UTILITIES. The City shall be responsible for the cost of all utilities to the Licensed Premises.

9. ACCESS. DEDA expressly reserves the right to the unlimited access to the Licensed Premises for authorized personnel at any time while this Agreement is in force for the purposes of inspection and ensuring that the provisions of this Agreement are complied with by the City.

10. HOLD HARMLESS. DEDA shall not in any way be liable or responsible for any accident or damage that may occur in the City's use of the Licensed Premises during the term of this Agreement. The City agrees to defend, indemnify, and save harmless DEDA, and its officers, agents, servants, and employees from any and all liens, judgments, claims including those for contribution and indemnity, suits, demands, liability, costs, damages, and expenses asserted by any person or persons including agents or employees of DEDA or the City by reason of death or injury to person or persons or the loss or damage to property or any cause of action arising out of or in connection with or relating to the City's use or occupancy of the Licensed Premises.

On ten days' written notice from DEDA, the City will appear and defend all lawsuits against DEDA growing out of such injuries or damages.

11. INSURANCE. The City warrants that it is self-insured for workers' compensation, auto liability, and general liability which meets the State of Minnesota statutes section 466.04 requirements. The City will maintain said self-insurance in full force and effect throughout the term hereof. DEDA shall be considered an additional insured. The obligations set forth in this Section 11 shall survive the expiration or termination of this Agreement as to any matters that occurred during the term of this Agreement or resulted from this Agreement.

12. INDEPENDENT CONTRACTOR. It is agreed that nothing herein contained is intended or should be construed in any manner as creating or establishing the relationship of co-partners between the parties hereto or as constituting the City as an agent, representative, or employee of DEDA for any purpose or in any manner whatsoever.

13. ASSIGNMENT. The City shall not in any way assign or transfer its rights or interests under this Agreement or subcontract with any other party without the prior written consent of the Executive Director.

14. LAWS, RULES AND REGULATIONS. During the term of this Agreement, the City agrees to operate the Licensed Premises and all activities conducted on the Licensed Premises in strict compliance with the United States Constitution and with the laws, rules, and regulations of the United States, State of Minnesota, St. Louis County, City of Duluth, and DEDA, including, but not limited to, all laws, rules, and regulations relating to accessibility standards under the Americans with Disabilities Act. The City shall not unlawfully discriminate and shall comply with all applicable federal and state laws regarding non-discrimination. The City agrees to procure, at the City's expense, all licenses and permits necessary for carrying out the provisions of this Agreement.

15. WAIVER. The waiver by DEDA or the City of any breach of any term, covenant, or condition herein contained, shall not be deemed to be a waiver of any subsequent breach of same or any other term, covenant, or condition herein contained.

16. NO THIRD PARTY RIGHTS. This Agreement is to be construed and understood solely as an agreement between the parties hereto and shall not be deemed to create any rights in any other person. No person shall have the right to make claim that they are a third party beneficiary of this Agreement or of any of the terms and conditions hereof, which, as between the parties hereto, may be waived at any time by mutual agreement between the parties hereto.

17. DEFAULT. If the City fails in keeping and performing any term or condition of this Agreement after DEDA has given written notice to the City of said default, DEDA may terminate this Agreement by written notice to the City setting forth

the date of termination. In such event, DEDA may seek and be entitled to monetary damages from the City, may seek and be entitled to injunctive and declaratory relief, and may seek other legal or equitable relief.

18. NOTICES. Notices shall be sufficient if sent by regular United States mail, postage prepaid, addressed to DEDA, 402 City Hall, 411 West First Street, Duluth, Minnesota 55802, ATTN: Executive Director; and addressed to City of Duluth, 402 City Hall, 411 West First Street, Duluth, MN 55802, ATTN: Chief Administrative Officer or to such other persons or addresses as the parties may designate to each other in writing from time to time.

19. CAPITAL IMPROVEMENTS. The City shall not make any capital improvements to the Licensed Premises without the prior written consent of the Executive Director and upon the terms and conditions which may be imposed by the Executive Director in his/her sole discretion. The City shall be responsible for securing all necessary permits and approvals required by the City and all other regulatory agencies having jurisdictional authority over any of the work to be performed.

Prior to any work being performed, the City shall provide to the Executive Director for written approval complete contract drawings and specifications on all work to occur on the Licensed Premises. All such work shall conform to all applicable regulations, building codes and health standards and shall be done by competent contractors in the time and manner approved by the Executive Director. The City shall require all contractors to obtain construction bonds as well as public liability and property insurance in such amounts that will protect DEDA's interest in the Licensed Premises, and DEDA shall be named as an additional insured on all such insurance policies. The City shall pay for all costs in connection with improvements to the Licensed Premises including but not limited to permit fees, engineering fees and construction costs.

20. COMPLIANCE WITH AGREEMENT. The rights of the City to use the Licensed Premises shall continue only so long as all of the undertakings, provisions, covenants, and conditions herein contained are complied with promptly by the City.

21. APPLICABLE LAW. This Agreement, together with all of its paragraphs, terms, and provisions, is made in the State of Minnesota and shall be construed and interpreted in accordance with the laws of the State of Minnesota.

22. AMENDMENTS. Any amendments to this Agreement shall be in writing and shall be executed by the same parties who executed the original agreement or their successors in office.

23. ENTIRE AGREEMENT. This Agreement, including Exhibit A, constitutes the entire Agreement between the parties and supersedes all prior written and oral agreements and negotiations between the parties relating to the subject matter hereof.

IN WITNESS WHEREOF, the parties have set their hands the day and date first shown below.

CITY OF DULUTH,
a Minnesota municipal corporation

DULUTH ECONOMIC DEVELOPMENT
AUTHORITY

By: _____

By: _____

Its: Mayor

Its: Executive Director

Attest:

City Clerk

Approved:

Assistant City Attorney

Countersigned:

City Auditor

Exhibit A

