

LICENSE TO USE REAL ESTATE / HOLD HARMLESS AGREEMENT

REDEVELOPMENT AUTHORITY OF THE CITY OF RACINE (Owner), an independent body politic and corporate, hereby grants to the CITY OF RACINE, a municipal corporation (City) (cumulatively Parties), a license to use Real Property at 1831 Phillips Avenue (Parcel # 16850013) owned by Owner (Premises), for the purpose of bulky waste drop off events by Department of Public Works (DPW).

The usage of Premises by the City shall be only for purposes of bulky waste drop off and waste removal and for no other purpose except with the written approval of the Owner. Limited use of this license by City shall not prevent City from later making use of the license to the full extent herein authorized.

It is anticipated that the Premises, when used for events, will be frequented by DPW personnel, other City employees, and others under the active control and direction of DPW. City agrees to follow all federal and state laws regarding waste disposal and containment of chemicals and materials. City acknowledges that the site may become a convenient site for dumping as a result of the events and agrees to haul away bulky waste that is dumped on the site after the event.

DPW shall provide Owner as much advanced notice as is practicable, in no case less than 30 days' notice, of the desire to use Owner's Premises. Specific written permission to use Owner's Premises shall be required in each instance. Permission granted by email shall be sufficient. Permission shall not unreasonably be withheld.

Each party agrees to hold the other party, its agents, members, employees, contractors, representatives, invitees, successors, assigns, tenants, and their respective agents, employees, contractors, representatives and invitees harmless from any losses, claims, demands, suits, actions, judgments, awards, settlements, costs, and expenses, including reasonable attorney's fees, relating to persons using Owner's Premises pursuant to this agreement.

This License shall remain in full force and effect until revoked by the Owner. City acknowledges that the property is currently available for sale and redevelopment. If the RDA entertains an option to purchase the property, this license may be revoked.

Each party's hold harmless obligations set forth above shall survive termination of this License.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

IN WITNESS WHEREOF, the parties have set their hands and seals this \_\_\_\_ day  
of \_\_\_\_\_, 2019.

REDEVELOPMENT AUTHORITY OF THE CITY  
OF RACINE

By: \_\_\_\_\_  
Amy Connolly, Executive Director

CITY OF RACINE

By: \_\_\_\_\_  
Cory Mason, Mayor

By: \_\_\_\_\_  
Tara Coolidge, City Clerk

Approved as to form:

By: \_\_\_\_\_  
Scott R. Letteney, City Attorney