

STATE OF ALABAMA)
COUNTY OF BALDWIN)

LICENSE AGREEMENT

This LICENSE AGREEMENT (this "Agreement") between Baldwin County, Alabama, ("Licensor"), with an address at 312 Courthouse Square, Suite 12, Bay Minette, Alabama 36507 and **Jack and Sandra Dixon** with an address at **610 Bonita Court-(Ft Morgan)-/621 Wedgewood Dr.-Gulf Shores, Al. 36542, (251-752-1581 & (251)752-1668** ("Licensee").

WITNESSETH:

WHEREAS, Licensor is the owner of the real property described as **Right-of Way-Physical address of : 610 Bonita Court-(Ft. Morgan)** and more particularly as shown on **Attachment "A" -Property Boundary** Prepared by **Jack & Sandra Dixon-(Property Owner)** and dated **May 5, 2010** attached hereto and included as if fully set forth herein (the "Property").

WHEREAS, Licensee desires to obtain access to the Property for the purposes of : **Installation of a Rip-Rap Berm Extension, Planting of Vegetation, Planting of Shrubbery, Planting of Small diameter Trees, Mowing the Vegetation, Placement of Beach Sand in low lying areas, and to conduct periodic maintenance for the lifespan of ownership of the property by the Dixon Family** and Licensor is willing to provide such access pursuant to this Agreement.

WHEREAS, pursuant thereto Licensee agrees to indemnify and hold the Licensor harmless from any and all claims or demands for injuries or damage to persons or personal property and further agrees to assure the Licensor that he, nor any persons using said public access in conjunction with this License would claim any personal rights in the subject property or any rights of adverse possession.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by Licensor, the parties agree as follows:

1. **Recitals.** The above recitals and statements are incorporated as part of this Agreement as if fully set forth herein.
2. **Grant of License.** Subject to the terms and conditions set forth herein, Licensor hereby grants to Licensee, **Jack & Sandra Dixon** a revocable, non-exclusive, temporary license (the "License") to enter upon the Property as is reasonably required to **perform necessary work to complete installation of plants, shrubs, small diameter trees, varying kinds of vegetation, rip-rap berm, and white beach sand and to conduct periodic maintenance for the lifespan of ownership of the property by the Dixon Family** (see Attachment B) **Location Drawing** Prepared by **Jack & Sandra Dixon** and dated **May 5, 2010** . Any other use of the Property requires the prior written consent of Licensor in each instance. This License is granted to Licensee and is limited and specifically restricted to Licensee and its employees ("Licensee Representatives"). Licensee shall comply with Licensor's safety and security policies deemed to be necessary by Licensor and with such reasonable rules and regulations as Licensor, or its agents may impose from time to time by notice to Licensee.
3. **Property.** The real property subject hereto is limited to and sufficiently described as: **the Public Right-of-Way abutting 610 Bonita Court-Fort Morgan, Alabama.** Any exhibits referenced and attached hereto shall be incorporated herein as if fully set forth.
4. **Term of License (Installation and Maintenance).** The term of the License for Installation shall commence on the date of full execution of this Agreement and shall automatically terminate and expire at 11:59 p.m. on **August 15, 2010.** The terms of the License for Maintenance shall commence on **August 15, 2010** and continue for the lifespan of Dixon ownership of the said property unless sooner terminated according to the terms of this Agreement, or until modified by agreement with the County
5. **Condition of License Area: Assumption of Risk.** Licensee accepts the Property in its "WHERE IS", "AS IS", condition and acknowledges that Licensor has made no representation or warranty to Licensee as to, and has no obligation for the condition of the Property. Licensee assumes the risk of any latent or patent defects or problems that are or may be on the Property or the improvements thereon. Licensee agrees that Licensor shall not be liable for any injury, loss or damage on account of any such defects or problems. Licensee for itself and the Licensee Representatives waives and releases Licensor from any and all claims for injury to persons or damage to the

personal property of Licensee or any Licensee Representatives by reason of the condition of the Property or otherwise.

6. **Compliance.** Licensee and the Licensee Representatives shall comply, at Licensee's expense, with all applicable laws, regulations, rules and orders, whether federal, state or local, or any regulation of any governmental body having jurisdiction over the Property with respect to Licensee's work and activities at the Property, regardless of when they become effective. Licensee, at its cost, shall obtain any applicable licenses or permits required by applicable laws and regulations for the use of the Property. Licensee shall not use, nor permit the use, of the Property for any purpose in violation of such laws, regulations, rules or orders. Licensee agrees not to use said right-of-way in any fashion which will in any way damage or restrict the same for future use by the public in general for a public right-of-way. Furthermore, said usage as described herein, or the placement of said usage, shall not in any way alter the present or future rights of the Licensor to move, relocate, amend, or otherwise change said travel way to any other location whatsoever.

7. **Public Property.** Licensee acknowledges and consents that said property/right of way is public in nature and that the usage hereunder is permissive. Licensee shall not obstruct or otherwise interrupt any rights of the general public to the property. Licensee makes no claim of private ownership or other possessory interest in the property subject hereto, and any rights of the Licensee in the property will be limited to the same extent as that of the general public. Any work performed by Licensee, or any improvements made as a result of the Licensee's work, on the property is considered to be a benefit to the general public and the Licensee makes no claim that such work or improvements are privately owned and waives all right to claims that such work or improvements are private in nature.

8. **Indemnification.** Licensee shall indemnify, defend and hold Licensor and its affiliates, employees, agents, representatives, contractors, subcontractors, licensees and invitees (collectively, "Licensor Representatives") harmless from and against any and all claims, demands, liabilities, damages, losses, judgments, costs, and expenses including, without limitation, attorneys' fees, for any and all personal injury (including death) and property damage of any kind or nature whatsoever, incurred by or imposed upon Licensor or any Licensor Representative, as a result of any entry upon or activity conducted by, or any act or omission, by Licensee or any Licensee Representative. The Licensee shall also assume the responsibility for any claims for damage done to property due to the exercise, usage and/or presence of the resulting work as a result of this License.

9. **No Alteration.** Except as expressly permitted by this Agreement, Licensee shall not make nor permit any uses alterations or additions to the Property without Licensor's prior written consent.

10. **Removal and Completion Upon Termination.** Upon the expiration or termination of this License, Licensee shall (a) peaceably deliver to Licensor the full possession of the Property; (b) remove all materials, equipment, debris, waste, staged fill materials and improvements placed thereon by Licensee or Licensee Representatives (or resulting from work under this Agreement); and (c) repair any damage to the Property and restore the Property to its condition on the date of this Agreement. Should Licensee fail, within thirty (30) days after the date of the termination of this License, to make such removal, repair and restoration, Licensor may, at its option, remove said materials, equipment and improvements and complete said repair and restoration at the sole cost of Licensee. Licensee shall reimburse Licensor for such costs within thirty (30) days after request by Licensor.

11. **Damage to Property.** Licensee agrees to pay for any damage which may arise to buildings, fences, machinery, or other property of Licensor or any third party on or near the Property resulting from Licensee's operations or presence on the Property. Licensee shall reimburse any and all costs related to any and all corrections, changes or improvements deemed to be necessary by Licensor as a result of work performed pursuant to this Agreement or as a result thereof.

12. **Termination for Breach.** Licensor may terminate this License upon written notice should Licensee fail to fulfill any obligation of this Agreement and such failure is not cured within five (5) days after giving notice that Licensee is in breach.

13. **Standard of Operation: Expenses.** Licensee shall conduct all of its operations in a safe and workmanlike manner. All work and activities which Licensee performs at the Property shall be at Licensee's sole cost and expense.

14. **Insurance.** Prior to occupying or using the Property, Licensee shall carry, with insurers satisfactory to Licensor, throughout the term hereof, Auto Liability Insurance, including owned, hired and non-owned vehicles, with limits of not less than \$1,000,000, combined single limit, for both bodily injury liability and property damage liability each occurrence. Commercial General Liability Insurance, including all contractual liability hereunder, with limits not less than \$1,000,000, combined single limit, for both bodily injury liability and property damage liability each occurrence; and Worker's Compensation Insurance, meeting the statutory limits of the state where the Property is located and Employer's Liability Insurance fully covering all employees and supervisors participating in the work at the Property with limits not less than \$1,000,000 each accident and \$1,000,000 each employee disease. All liability insurance shall name Licensor as an additional insured. Prior to commencing operations hereunder, a Certificate of Insurance evidencing such coverage, satisfactory to Licensor, shall be furnished to Licensor, which shall specifically state that such insurance shall provide for at least ten (10) days' notice to Licensor in the event of cancellation, termination or any change in such insurance policies. The workers compensation certificate shall bear an endorsement clearly evidencing a waiver of the right of subrogation against Licensor and Licensor Representatives. Should Licensee fail to furnish current evidence upon demand of any insurance required hereunder, or in the event of cancellation, termination or change in any such insurance, Licensor may, at its option, suspend this Agreement until insurance is obtained or terminate this Agreement immediately without further action.

15. **Responsibility.** Licensee shall be responsible for compliance by Licensee Representatives with the terms of this Agreement and for all acts or omissions by Licensee Representatives on the Property.

16. **No Assignment.** Licensee shall not have the right to assign this Agreement or any rights or obligations hereunder without Licensor's prior written permission. Any attempted assignment shall be void. No assignment shall relieve Licensee of its liabilities and obligations herein.

17. **Agency.** It is neither the express nor the implied intent of the Parties to create an agency relationship pursuant to this License; therefore, any actions of the parties shall not be considered or implied to create such agency.

18. **No Waiver.** The failure of Licensor or Licensee to insist upon a strict performance of any of the terms, conditions and covenants herein shall not be deemed a waiver of any subsequent breach or default in the terms, conditions and covenants herein contained.

19. **Termination.** It is understood and agreed that Licensor, in its absolute discretion, with or without cause, may terminate the permission herein granted to Licensee. Termination of the permission herein granted may be accomplished in writing, or orally, and once notice of termination is given by Licensor to Licensee, the permission herein granted shall immediately and automatically terminate and Licensee shall have no further right, permission or authority to utilize the Property.

20. Miscellaneous.

- (a) No principals or agents of the parties or their successors or assigns shall be personally or individually liable under this Agreement or any instrument executed or delivered by any one of them pursuant to the terms and conditions of this Agreement, and said persons shall look to the other personally or individually for the satisfaction of any claim hereunder or there under.
- (b) This Agreement shall not be construed more strictly against one party than against the other merely by virtue of the fact that it may have been prepared by counsel for one of the parties. Both Licensor and Licensee have contributed substantially and materially to the preparation of this Agreement.
- (c) This Agreement shall apply to and bind the successors and permitted assigns of the respective parties.
- (d) This Agreement embodies the entire agreement and understanding of the parties and there are no further or prior agreements or understandings, written or oral, in effect between the parties relating to the subject matter hereof.
- (e) This Agreement may not be modified orally or in any manner other than by an agreement in writing signed by the parties or their respective successors or permitted assigns.
- (f) The headings in this Agreement are for convenience of reference only and shall not limit or otherwise affect the meaning hereof.
- (g) This Agreement may be executed in any number or counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. This agreement may be delivered by facsimile transmission.
- (h) This Agreement shall be construed in accordance with and governed by the laws of the State of Alabama.
- (i) Licensee's obligations under this Agreement shall survive expiration or termination of this Agreement.

21. Financial Terms/Conditions

The Licensee shall incur and absorb all financial responsibility that arises to complete the installation of the vegetation, rip-rap, shrubs, trees, grass, and sand and shall remain responsible for the duration of the Maintenance Agreement. The Licensor shall not incur any expense of the installation/maintenance described in this agreement. These financial responsibilities shall lie solely with the Licensee.

22. Terms of Maintenance Agreement

Any damage to the existing Right-of-Way caused by periodic maintenance to the property shall be the sole responsibility of the Licensee to repair at the Licensee's expense.

STATE OF ALABAMA)
COUNTY OF BALDWIN)

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date of full execution by Licensors below.

LICENSEE: Jack Dixon
BY: Jack Dixon, 6-9-10
/Date

ITS:

State of Alabama)
County of Baldwin)

I, Valerie R. Paul, a Notary Public in and for said County, in said State, hereby certify that Jack Dixon is/are the individual(s) whose name(s) is/are signed to the foregoing License, and who is known to me, acknowledged before me on this day that, being informed of the contents of the License, he/she/they executed the same with full authority to do so voluntarily and personally.

Given under my hand and official seal, this the 9 day of June, 2010.

Notary Public Valerie R. Paul
SEAL Valerie R. Paul NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 13, 2014
My Commission Expires 1/13/2014 BONDED THRU NOTARY PUBLIC UNDERWRITERS



LICENSOR:

BALDWIN COUNTY, ALABAMA

BY: [Signature], Chairman / 6/15/2010 /Date

ATTEST
Michael L. Thompson, 16/15/2010
Michael L. Thompson/County Administrator Date

