

REVOCABLE LICENSE FOR MAINTENANCE OF CANOPY ON CITY STREETS

This Revocable License For Maintenance Of Canopy On City Streets (hereinafter "License") is granted by the City of Portland (hereinafter, "City") to 167 Fore Street LLC, a Maine limited liability company with a mailing address of PO Box 910, Westbrook, ME 04092 (hereinafter, "Owner") for the Owner's installation and maintenance of a 4'x 8' canopy over certain real property owned by the City located at the corner of Fore Street and Hancock Street (167 Fore Street), Portland, Maine as depicted on the plan entitled Site Plan, prepared by Stantec for Archetype PA, Addition to Ocean Gateway Garage, Sheet C-1.1, dated July 13, 2016, a copy of which is attached hereto as Exhibit A and incorporated herein by reference (the "Plan"). The area occupied by the canopy is referred to herein as (the "Licensed Area"), which is adjacent to property owned by the Owner. The installation and maintenance of the canopy shall be governed by the terms of this License.

1. Owner is hereby permitted to bring upon the Licensed Area and areas adjacent thereto workers, materials and machinery necessary to install and maintain a canopy over the Licensed Area as shown on Exhibit A.
2. Owner is hereby permitted to occupy the Licensed Area only for the purpose of carrying out the installation and maintenance of the canopy pursuant to the terms of this License and in accordance with the Plan. Such work shall not substantially interfere with the City's use and maintenance of the Licensed Area.
3. All work performed upon and use of the Licensed Area for the purposes set forth herein shall be at Owner's sole cost and expense (unless otherwise agreed in writing), the parties acknowledging that there may be temporary interruptions in enjoyment of the City's property adjacent to the Licensed Areas related to the conduct of any work related to this License. Owner agrees at its sole expense to restore any portion of the Licensed Areas and adjacent City property effected by work conducted by Owner under this License to substantially the same condition that it was in prior to such work or as close to that condition as is reasonably practicable. Owner, its successors and assigns, shall defend, indemnify and hold the City, its officers, agents, and employees harmless from any and all claims, including but not limited to claims for damage to City property and reasonable attorney's fees, which arise out of Owner's use, or the use of Owner's contractors, of the City's property as described above during the term of the License. The Owner's obligation to defend, indemnify and hold the City harmless shall survive termination or revocation of this License.
4. Owner shall be responsible for the proper maintenance of the canopy. In the event of damage to canopy and/or the Licensed Area, Owner shall promptly repair/restore the same. Prior to such repair/restoration, Owner shall notify the City (in writing and by telephone) at least forty-eight hours before it plans to conduct such repair or restoration

and shall work with City staff on the closure, if needed, of any City streets in the vicinity of the property in order to conduct such repair/restoration.

5. Owner shall procure and maintain throughout the term of this License automobile and comprehensive general liability insurance in the minimum amount of Four Hundred Thousand Dollars (\$400,000) (or the amount stated in the Maine Tort Claims Act, as may be amended from time to time) per occurrence for bodily injury, death, or property damage covering its activities hereunder and naming the City as an additional insured thereon. In addition, Owner shall provide evidence of Workers' Compensation insurance in the statutory amount to the extent it may be required by law. Certificates evidencing such policy shall be delivered to the City and shall provide the City with no less than thirty (30) days prior notice of cancellation or non-renewal.
6. Owner, by execution of this License, hereby agrees to assume responsibility for any and all claims and/or damage to persons or property arising out of or in any way related to Owner's exercise of the rights granted by this License, and does hereby forever waive, release, relinquish, remise, indemnify and discharge the City, its agents, employees, successors and assigns from and against any and all losses, costs or expenses (including reasonable attorneys' fees), damages, demands, liabilities, claims, actions, causes of action, suits, or judgments (collectively, "Claims") whatsoever of every name and nature, in law and in equity, including without limitation those related in any manner to any accident or injury to, or death of, any person, or any damage to property occurring on, in or in the vicinity of the area covered by this License, arising out of the presence in and use by the Owner of the area covered by this License.
7. This License is assignable to any subsequent owners of the property depicted as the Ocean Gateway Parking Garage on the Plan, and in the event of such assignment. Owner shall notify the City of such assignment no less than 10 days prior to the effective date of such assignment.
8. This License, and all of the rights and obligations herein, shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.
9. The City may revoke this License six (6) months after receipt by the Owner of written notice that an Event of Revocation (as defined below) has occurred, identifying such Event of Revocation, provided that such Event of Revocation is not cured within six (6) months after Owner's receipt of such notice, except as set forth in subsection c) below. "Event of Revocation" shall mean:
 - a) the building shown on the Plan fails to be constructed substantially in accordance with the Plan or any amendments thereto;
 - b) the building as shown on the Plan is destroyed, removed or otherwise thereafter ceases to exist on Owner's property and construction to rebuild said building has not begun within twelve (12) months of said destruction or removal, or

- c) failure to maintain insurance as required under Section 2 above, and such failure is not remedied within thirty (30) days after written notice thereof.

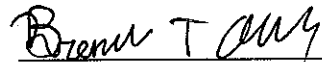
10. Any notice of an Event of Revocation delivered pursuant to Section 9 of this License must be sent by certified mail, return receipt requested to the Owner at the address first set forth above, or at such other address as the Owner may provide to the City in writing from time to time.

11. Notwithstanding any other provision herein, in the event that a notice of an Event of Revocation is delivered to Owner, any mortgagee of Owner's property shall be entitled to cure the matter set forth in such notice within the time frames set forth in Section 9 hereof, and the City agrees to accept such performance by any such mortgagee of Owner's obligations hereunder.

IN WITNESS WHEREOF, the City of Portland has caused this License to be executed by Brendan O'Connell, its Finance Director thereunto duly authorized, and 167 Fore Street LLC has caused this License to be executed by Jonathan Cohen, its ~~MANAGER~~ thereunto duly authorized, as of the day and year first written above.

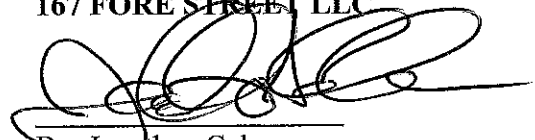
CITY OF PORTLAND


Witness


By: Brendan O'Connell
Its Finance Director

167 FORE STREET LLC


Witness



By: Jonathan Cohen
Its _____

STATE OF MAINE
CUMBERLAND, ss.

July 28, 2017

Then personally appeared the above-named Brendan O'Connell, Finance Director of the City of Portland, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said City of Portland.

Before me,



Notary Public/Attorney at Law

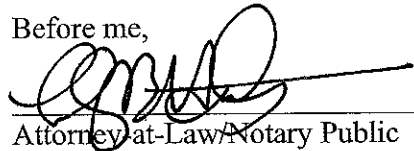
NANCY L. ENGLISH
Notary Public, Maine
My Commission Expires October 19, 2017

~~STATE OF FLORIDA~~
~~DADE, ss.~~
~~CUMBERLAND~~

August 1, 2017

Then personally appeared the above-named Jonathan Cohen, MANAGER of 167 Fore Street LLC, as aforesaid, and acknowledged the foregoing to be his free act and deed in his said capacity, and the free act and deed of said limited liability company.

Before me,

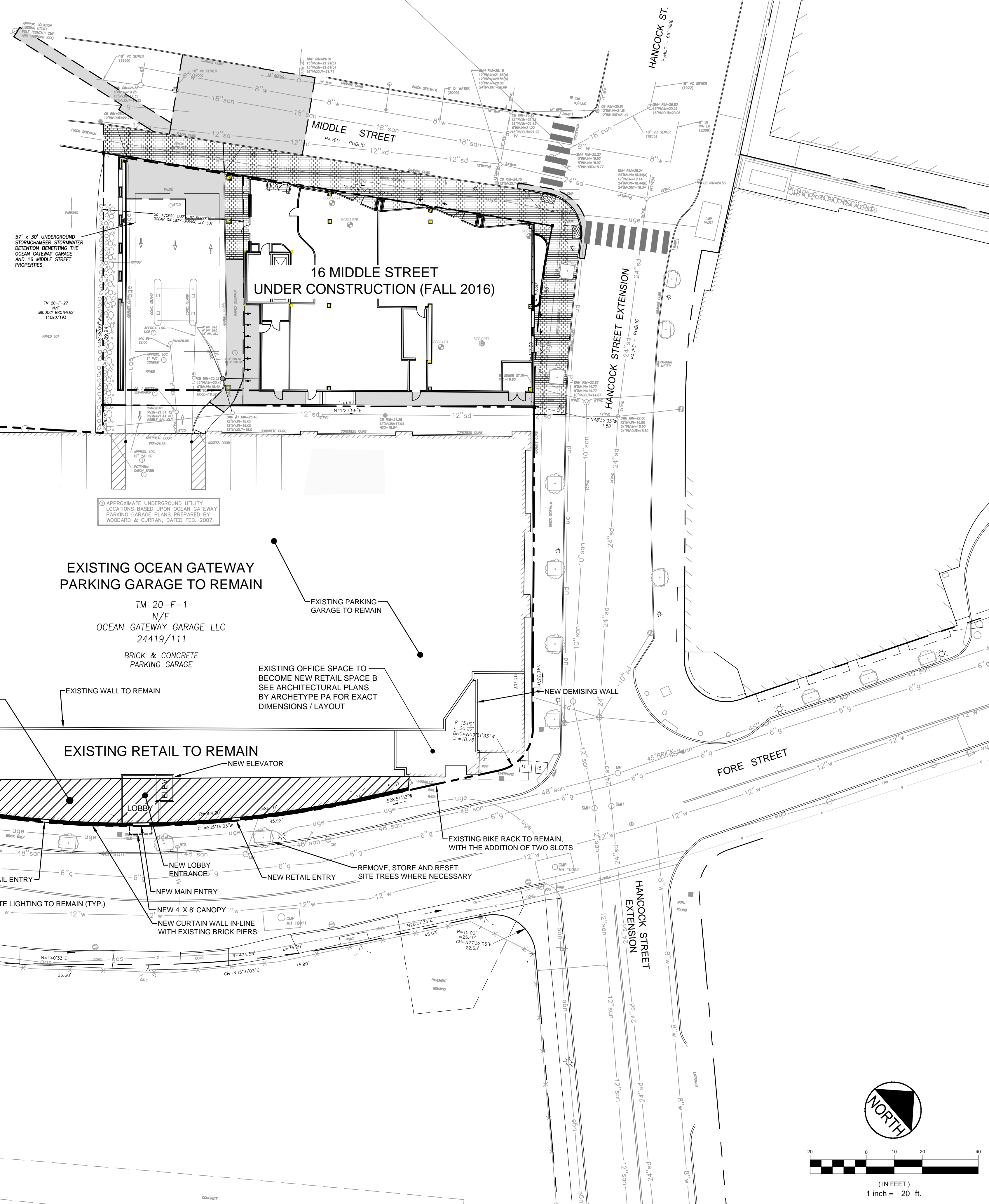


Attorney-at-Law/Notary Public

LILY B. HANSTEIN
Notary Public, Maine
My Commission Expires February 14, 2020

PLAN REFERENCES:

- "EXISTING CONDITIONS PLAN", OCEAN GATEWAY PARKING GARAGE, PREPARED FOR RIVERWALK, LLC, 2 MARKET STREET, SUITE 500, PORTLAND, MAINE 04101, PREPARED BY WOODARD & CURRAN OF PORTLAND, MAINE, SHEET C100, LATEST REVISION OF 2/22/07.
- "UTILITY PLAN", OCEAN GATEWAY PARKING GARAGE, PREPARED FOR RIVERWALK, LLC, 2 MARKET STREET, SUITE 500, PORTLAND, MAINE 04101, PREPARED BY WOODARD & CURRAN OF PORTLAND, MAINE, SHEET C100, LATEST REVISION OF 8/10/07.
- "SUBDIVISION/RECORDING PLAN ON INDIA STREET AND FORE STREET, PORTLAND, MAINE", MADE FOR RECORD OWNERS RIVERWALK, LLC, 25 INDIA LLC, HANCOCK & MIDDLE LLC, OCEAN GATEWAY GARAGE LLC, 2 MARKET STREET, SUITE 500, PORTLAND, MAINE, PREPARED BY OWEN HASKELL, INC. OF PORTLAND, MAINE, DRAWING NO. 1B, LATEST REVISION OF 04-13-06.
- "OFF-SITE DRAINAGE PLAN, RESIDENCE INN BY MARIOTT - PORTLAND, MAINE", PREPARED FOR SUMMIT HOTEL PROPERTIES, LLC, PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS, INC. OF GRAY, MAINE, DRAWING NO. C103, LATEST REVISION OF 11/05/07.
- "PORTLAND SEWER SYSTEM, INFILTRATION-INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA IV", PREPARED FOR PORTLAND WATER DISTRICT, PREPARED BY HUNTER-BALLEW ASSOCIATES OF FALMOUTH, MAINE, DRAWING NO. IV-4, LATEST REVISION OF 11-14-03.
- "EXISTING CONDITIONS PLAN AND DEMOLITION PLAN, HANCOCK STREET CONSTRUCTION, BID #5607", PREPARED FOR CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, PORTLAND, MAINE, PREPARED BY WOODARD & CURRAN OF PORTLAND, MAINE, SHEET C100, LATEST REVISION OF 01/12/07.
- "HANCOCK STREET PLAN & PROFILE, STA. 0+00 TO STA. 3+32, HANCOCK STREET CONSTRUCTION, BID #5607", PREPARED FOR CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, PORTLAND, MAINE, PREPARED BY WOODARD & CURRAN OF PORTLAND, MAINE, SHEET C202, LATEST REVISION OF 01/12/07.
- "PLAN OF LAND STANDARD BOUNDARY SURVEY, ON FORE, INDIA, MIDDLE, NEWBURY, HANCOCK & MOUNTFORT STREETS, PORTLAND, MAINE", FOR SHIPYARD BREWING COMPANY, PREPARED BY OWEN HASKELL, INC. OF PORTLAND, MAINE, DRAWING NO. 1, LATEST REVISION OF 9/1/94.
- "AMENDED RECORDING PLAT, 185 FORE STREET, FORE STREET, PORTLAND, MAINE", MADE FOR RECORD OWNER EAST INDIA LAND COMPANY LLC, c/o SHIPYARD BREWING COMPANY, 85 NEWBURY STREET, PORTLAND, MAINE, PREPARED BY OWEN HASKELL, INC. OF FALMOUTH, MAINE, DRAWING NO. C-2.1, LATEST REVISION OF 10/27/15.
- "AMENDED RECORDING PLAT, 16 MIDDLE STREET, MIDDLE STREET, PORTLAND, MAINE", MADE FOR RECORD OWNER EIGHT MIDDLE LAND COMPANY LLC, c/o SHIPYARD BREWING COMPANY, 86 NEWBURY STREET, PORTLAND, MAINE, PREPARED BY OWEN HASKELL, INC. OF FALMOUTH, MAINE, DRAWING NO. C-2.1, LATEST REVISION OF 2/18/16.
- "ALTA/ACSM LAND TITLE SURVEY, INDIA STREET, FORE STREET & HANCOCK STREET EXTENSION, PORTLAND, CUMBERLAND COUNTY, MAINE", MADE FOR PORTLAND NORWICH GROUP, LLC, OWNER OF RECORD: OCEAN GATEWAY GARAGE, LLC, PREPARED BY OWEN HASKELL, INC. OF FALMOUTH, MAINE, LATEST REVISION OF NOVEMBER 30, 2015.



2	ADDED CANOPY AT MAIN ENTRANCE	SRB	2016.11.09
1	ISSUED TO CLIENT	CDD	2016.07.13
		SRB	2016.07.13
		YJ/AM/DD	

File Name:	SP-M150-BASE	CDD	SRB	SRB	2016.07.13
		DWN.	CHKD.	DSGN.	DATE

Permit Seal

P.E. STEPHEN R. BUSHEY
LIC. #7429

Client/Project
**PREPARED FOR
ARCHETYPE PA**
ADDITION TO OCEAN GATEWAY GARAGE

167 FORE STREET, PORTLAND, MAINE

Title
SITE PLAN

Project No. 195350140
Scale 1" = 20'

Sheet
C-1.1

V:\195350140\195350140-Cadd\Construction Set\sp-m150-base.dwg delv: 11/20/16 8:15 AM



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

7/24/2017

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cross Insurance-Portland 2331 Congress Street Portland ME 04102		CONTACT NAME: Hope Cote PHONE (A/C. No. Ext): (207) 780-1677 E-MAIL ADDRESS: hcote@crossagency.com FAX (A/C. No): (207) 780-6377	
INSURED 167 Fore Street LLC PO Box 910 Westbrook ME 04098-0910		INSURER(S) AFFORDING COVERAGE INSURER A: Netherlands Insurance Co. INSURER B: Peerless Insurance Co. INSURER C: INSURER D: INSURER E: INSURER F:	

COVERAGES

CERTIFICATE NUMBER: CL1711197467

REVISION NUMBER:

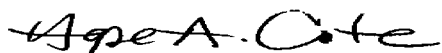
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY			CBP8210271	11/20/2016	11/20/2017	EACH OCCURRENCE \$ 1,000,000
	<input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						MED EXP (Any one person) \$ 5,000
	<input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC						PERSONAL & ADV INJURY \$ 1,000,000
	OTHER:						GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	<input type="checkbox"/> ANY AUTO						BODILY INJURY (Per person) \$
	<input type="checkbox"/> ALL OWNED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				BODILY INJURY (Per accident) \$
	<input type="checkbox"/> HIRED AUTOS	<input type="checkbox"/>	<input type="checkbox"/>				PROPERTY DAMAGE (Per accident) \$
							\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB			CU8210341	11/20/2016	11/20/2017	EACH OCCURRENCE \$ 10,000,000
	<input type="checkbox"/> EXCESS LIAB	<input checked="" type="checkbox"/>	<input type="checkbox"/>				AGGREGATE \$ 10,000,000
	DED						\$
	RETENTION \$ 10,000						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	<input type="checkbox"/>	N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

RE: 167 Fore Street. City Of Portland is Additional Insured.

CERTIFICATE HOLDER**CANCELLATION**

City Of Portland Planning & Urban Development Department 389 Congress Street Portland, ME 04101	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE Hope Cote/HAC 
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