

## **Attachment C. Revocable License**

### **[Revocable] LICENSE AGREEMENT**

#### **RE: Building Canopies at 121 Center Street**

This revocable license is granted by the City of Portland "City" to Tedlum Associates LLC, hereinafter "Owner," for the installation and maintenance of three (3) canopies over property owned by the City at 121 Center Street, Portland, Maine (the "Property"). The installation and maintenance of the canopies located over City property, shall be governed by the terms of this License Agreement.

1. Owner is hereby permitted to install and maintain three (3) canopies over land owned by the City (i.e. on the building located at 121 Center Street), as governed and specified by the terms of this License Agreement and as shown on Exhibit A, attached hereto and incorporated herein.

2. The canopies to be installed and maintained pursuant to this License Agreement shall be in accordance with the location and dimensions depicted on Exhibit A attached hereto.

3. Owner shall be responsible for the proper maintenance of the canopies. In the event of damage to the same, Owner shall contact the City and receive approval and then shall promptly repair/restore the canopies.

4. Owner shall procure and maintain liability insurance in an amount of not less than Four Hundred Thousand Dollars (\$400,000) combined single limit (or the amount stated in the Maine Tort Claims Act as the same may be amended from time to time), covering claims for bodily injury, death and property damage and shall name the City as an additional insured with respect to such coverage.

5. Owner, by execution of this License Agreement, 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 entry upon City property located at or near 121 Center Street or Owner's installation of the canopies over City property located at or near 121 Center Street, and does hereby forever waive, release, relinquish, remise and discharge the City, its agents, employees, successors and assigns from 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 Agreement, arising out of the presence in and use by the Owner of the area covered by this License Agreement.

6. This License may be revoked upon one (1) month written notice from the City to the Owner and shall automatically terminate in the event that the building located on the Owner's property is destroyed, removed or otherwise ceases to exist on the site.

CITY OF PORTLAND

Date 7/29/16

By: J.P. Jennings

Jon P. Jennings  
City Manager

APPROVED AS TO FORM:

DMC

CORPORATION COUNSEL'S OFFICE

OWNER

Valerie J. Levy  
By: Valerie J. Levy  
Its Fedellum Associates

STATE OF MAINE  
CUMBERLAND, ss.

Dated July 29, 2016

Personally appeared the above-named Jon P. Jennings and gave oath that the foregoing statements made by her are true to the best of her knowledge, information and belief, and where based upon information and belief, she believes the same to be true.

Before me,

Sonia T. Bean

Notary Public/Attorney at Law

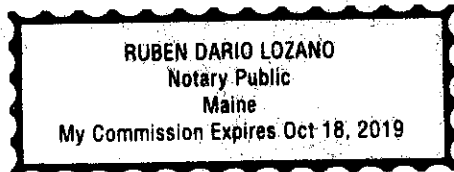
STATE OF MAINE  
CUMBERLAND, ss.

SONIA T. BEAN  
Notary Public, Maine  
My Commission Expires January 10, 2017

Personally appeared the above-named Valerie J. Levy and gave oath that the foregoing statements made by him/her are true to the best of his/her knowledge, information and belief, and where based upon information and belief, he/she believes the same to be true.

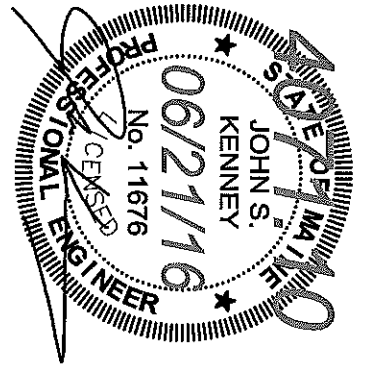
Before me,

Ruben Dario Lozano  
Notary Public/Attorney at Law

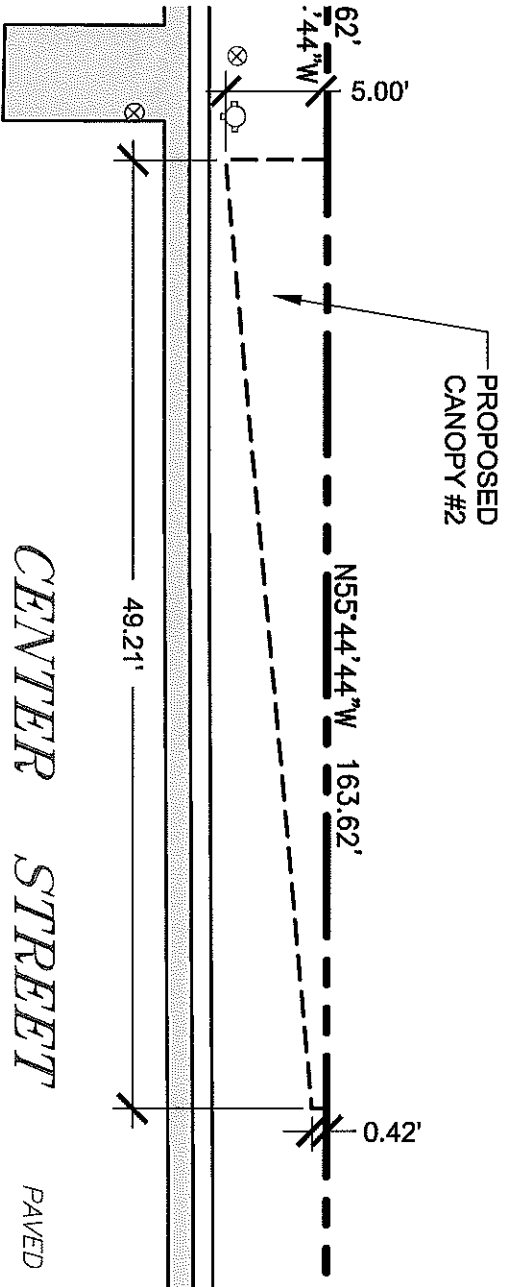




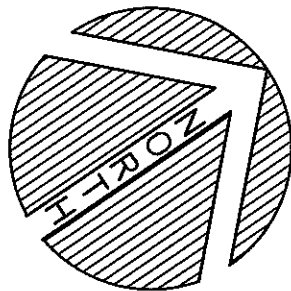




SEE EXHIBIT A.2 FOR  
ADDITIONAL INFORMATION



SEE EXHIBIT A.4 FOR  
ADDITIONAL INFORMATION

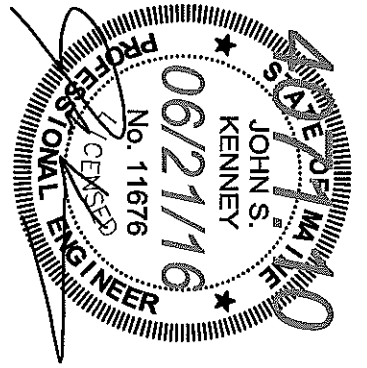


**WBRC**  
ARCHITECTS • ENGINEERS  
100 WATER STREET  
PORTLAND, MAINE 04101  
TEL: 603.761.1100  
WWW.WBRCMAINE.COM

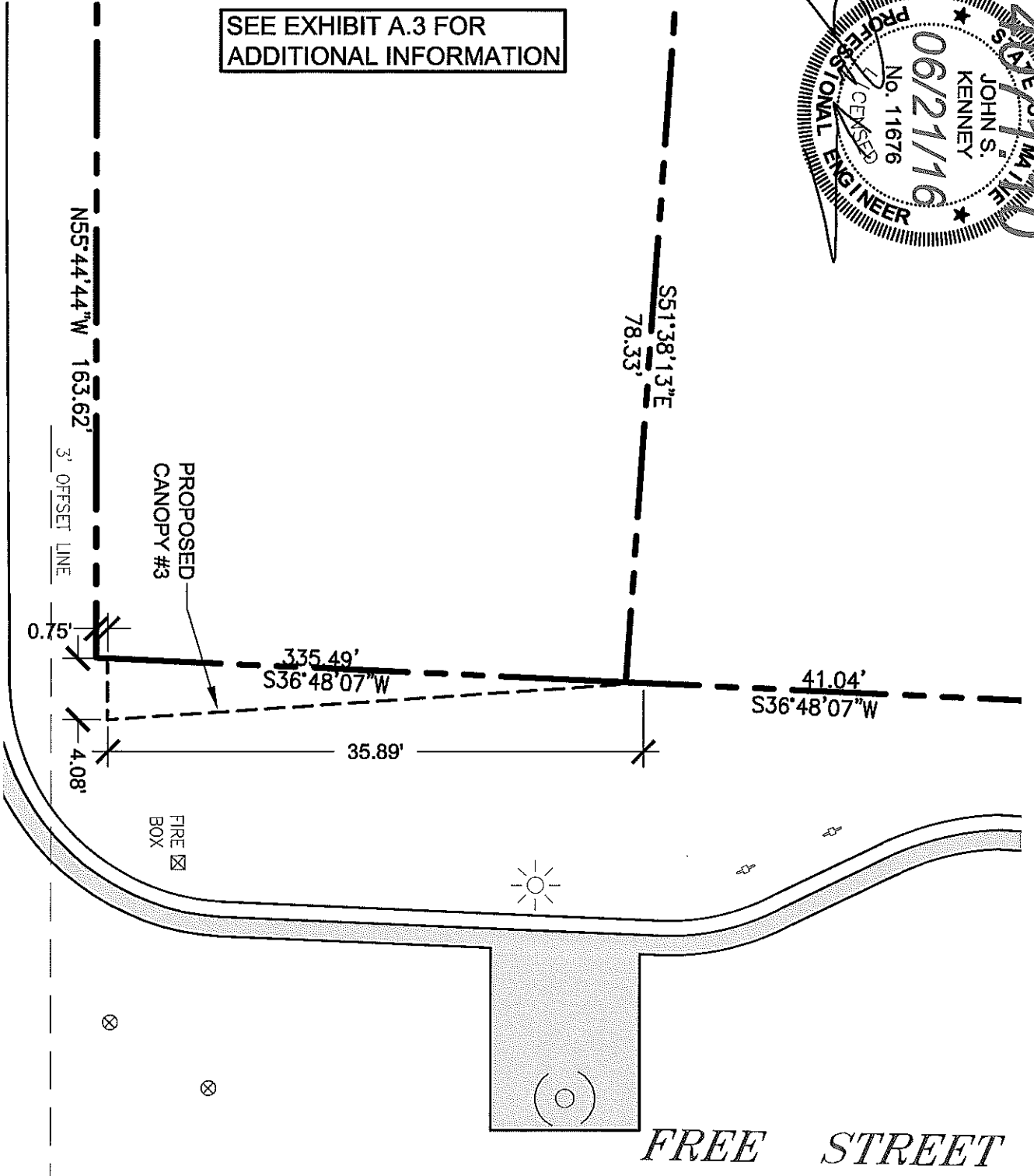
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**ASYLUM**

SHEET TITLE:  
**CANOPY  
SKETCHES**

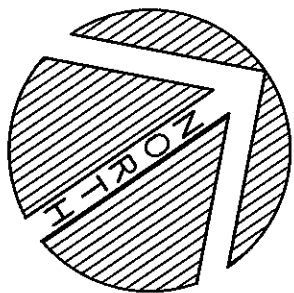
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PROJECT No.	4071.10
JOB CAP/DRAW:	TAR
PM:	JRB
CHECKED BY:	TAR
DATE:	JSK
SHEET No.	<b>Exhibit A.3</b>



SEE EXHIBIT A.3 FOR  
ADDITIONAL INFORMATION



FREE STREET



**WBRC**  
ARCHITECTS • ENGINEERS  
100 WATER STREET  
PORTLAND, MAINE 04101  
TEL: 603.761.2200 FAX: 603.761.2201

PROJECT:  
**ASYLLUM**

SHEET TITLE:  
**CANOPY  
SKETCHES**

SCALE:	1"=10'
WBRC CAD FILE:	407110-SP101
PROJECT No.	4071.10
JOB CAP/DRAW:	TAR
PM:	JRB
CHECKED BY:	TAR
DATE:	JSK
SHEET No.	

Exhibit A.4