

**REVOCABLE LICENSE FOR  
MAINTENANCE OF SIGNS AND CANOPY OVERHANGING ON CITY STREETS  
RE: 321 COMMERCIAL STREET**

This revocable license is granted by the City of Portland "City" to J.B. Brown & Sons, and its successors and assigns, hereinafter "Owner," for the installation and maintenance of certain signs and a canopy over property owned by the City at the Owner's property situated at and near 321 Commercial Street and at the intersection of Maple Street and Commercial Street, Portland, Maine (the "Property"). From and after the recording of the Declaration of Condominium for the 321 Commercial Street Condominium in the Cumberland County Registry of Deeds, all references herein to "Owner" shall mean the 321 Commercial Street Condominium Owners Association". The installation and maintenance of the signs and canopy located over City property, shall be governed by the terms of this License Agreement.

1. Owner is hereby permitted to install and maintain certain signs and a canopy over land owned by the City (i.e. on the building located at the Property), as governed and specified by the terms of this License Agreement and as shown on Exhibit A, attached hereto and incorporated herein.

2. The signs and canopy 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 signs and canopy. In the event of damage to the same, Owner shall contact the City and receive approval and then shall promptly repair/restore the signs and/or the canopy.

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 the Property or Owner's installation of the signs and/or the canopy over City property located at or near the Property, 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.

Date 5-13-14

CITY OF PORTLAND

Mark H. Rees  
By: Mark H. Rees  
Its City Manager

J.B. BROWN & SONS

Vincent P. Veroneau  
By: Vincent P. Veroneau  
Its President

STATE OF MAINE  
CUMBERLAND, ss.

Dated 5-13-14

Personally appeared the above-named Mark H. Rees in his capacity as City Manager for the City of Portland and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of the City of Portland.

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

Sonia T. Bean  
Notary Public/Attorney at Law

STATE OF MAINE  
CUMBERLAND, ss.

DATED: May 7, 2014

SEAL

Personally appeared the above-named Vincent P. Veroneau in his capacity as President of J.B. Brown & Sons and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of J. B. Brown & Sons.

Before me, John A. Laplante  
Notary Public/Attorney at Law

Received  
Recorded Register of Deeds  
May 19, 2014 03:08:43P  
Cumberland County  
Pamela E. Lovley

**JOHN A. LAPLANTE**  
Notary Public, Maine  
My Commission Expires November 26, 2018