Inspections Division
Date: 06/10/16

REVOCABLE LICENSE FOR MAINTENANCE OF TWO GRANITE STAIRWAYS ON CITY RIGHT OF WAY RE: LEARNING WORKS 181 BRACKETT STREET

This revocable license is granted by the City of Portland "City" to Learning Works, Maine non-profit corporation with a mailing address of 181 Bracket Street, Portland, Maine hereinafter "Licensee," for the installation and maintenance of two granite, stairways over a portion of property owned by the City along 181 Bracket Street, Portland, Maine (the "Property"). The installation and maintenance of the stairways located over City property, shall be governed by the terms of this License Agreement.

1. Licensee is hereby permitted to install and maintain two granite stairways in substantially the same form as that depicted on Exhibits A and B, attached hereto over land owned by the City (i.e. on the building located at 181 Bracket Street) as governed and specified by the terms of this License Agreement.

2. The stairways to be installed and maintained pursuant to this License Agreement shall be in accordance with the location and dimensions described on Exhibits A and B attached hereto.

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

4. Licensee 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. Licensee, 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 Licensee's entry upon City property located at or near 181 Bracket Street or Licensee's installation of a stairway over City property located at or near 181 Bracket 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 Licensee 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 Licensee and shall automatically terminate in the event that the building located on the Licensee's property is destroyed, removed or otherwise ceases to exist on the site.

Inspections Division
Date: 06/10/16

CITY OF PORTLAND

Date 5/19/16

By: Jon P. Jennings
Its City Manager

APPROVED AS TO FORM:
CORPORATION COUNSEL'S OFFICE

LICENSEE

Shenna Bellows
By: Interim Executive Director
Its Shenna Bellows

STATE OF MAINE
CUMBERLAND, ss.

Dated 5/19/16

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

Before me,

JUDITH H. ROSEN
Notary Public, Maine
My Commission Expires June 17, 2018

Judith H. Rosen
Notary Public/~~Attorney at Law~~

STATE OF MAINE
CUMBERLAND, ss.

Personally appeared the above-named Shenna Bellows 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,

Notary Public/Attorney at Law
Maine Bar ID #4699

LEARNIN-01 DLI

DATE (M

5/6

Inspections Division
Date: 06/10/16

CERTIFICATE OF LIABILITY INSURANCE

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		
Holden Agency Insurance 1085 Brighton Ave Portland, ME 04102	CONTACT NAME: Diane K. Littlefield, CIC, CPIW	
	PHONE (A/C, No, Ext): 2432	FAX (A/C, No):
	E-MAIL ADDRESS: dlittlefield@holdenagency.com	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A : Philadelphia Insurance Company	23850
INSURED	INSURER B : Maine Employers Mutual Insurance	11149
LearningWorks 181 Brackett St Portland, ME 04102	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES **CERTIFICATE NUMBER:** **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	X COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR	X		PHPK1357173	07/01/2015	07/01/2016	DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 3,000,000
	POLICY PRO-JECT X LOC						PRODUCTS - COMP/OP AGG	$ 3,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			PHPK1357173	07/01/2015	07/01/2016	BODILY INJURY (Per person)	$
	ALL OWNED AUTOS / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS / NON-OWNED AUTOS						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB / OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$
	DED / RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N N	N / A		1810097132	07/01/2015	07/01/2016	E.L. EACH ACCIDENT	$ 100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 100,000
							E.L. DISEASE - POLICY LIMIT	$ 500,000

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

As required for operations.

City of Portland is named as an additional insured as required by license agreement for the installation and maintenance of granite stairs over city property at 181 Brackett St., Portland, ME.

CERTIFICATE HOLDER

City of Portland
389 Congress Street
Portland, ME 04101

CANCELLATION

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

Diane Littlefield

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