

## LICENSE AGREEMENT

**THIS LICENSE AGREEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2012, by and between the City of Lawrence, Kansas, a municipal corporation, and the University of Kansas.

### RECITALS

- A.** The City of Lawrence, Douglas County, Kansas ("the City"), is the holder of that Right of Way on which 11th Street ("11th Street Right of Way") is located in the City of Lawrence, Douglas County, Kansas;
- B.** The University of Kansas ("the Owner"), owns certain real estate ("the Property") adjacent to and along the 11th Street Right of Way, bearing the following legal description:

Lots 1-4, Block 32, Quivera Place and University Park  
Lawrence City tract lying between 10th and 11th Streets and  
Ohio and Indiana Streets;
- C.** The Owner desires to install a communications duct and cables in the 11th Street Right of Way in order to enhance the use and enjoyment of the Property;
- D.** Accordingly, the Owner has requested permission from the City to install and maintain a communications duct and cables on a portion of the 11th Street Right of Way; and
- E.** The City has approved the Owner's request, contingent, *inter alia*, upon execution of this License Agreement and compliance with the terms of this License.

### AGREEMENT

**NOW, THEREFORE**, in light of the mutual promises and obligations contained herein, and in exchange for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the parties, the parties agree as follows:

- 1. Grant of License.** In exchange for the sum of one dollar and no cents (\$1.00) and for other good and valuable consideration, the City hereby grants to the Owner the non-exclusive license, right, privilege, and permission ("the License") to use, in common with others, that portion of the 11th Street Right of Way on which a communication duct and cables will be located, for the purpose of enhancing the use and enjoyment of the Property.

2. **The Owner's Covenants.** In exchange for this License, in addition to giving good and valuable consideration, the Owner hereby covenants and warrants as follows:

- (a) To maintain, at the Owner's sole cost and expense, for the duration of this License Agreement, the communications duct and cables.
- (b) To move or remove, at the Owner's sole cost and expense, the communications duct and cables, located in the licensed area, in the event that the City needs to install, repair, maintain, or expand 11th Street or any utilities that may be located or are to be located in the 11th Street Right of Way. The owner may replace the communications duct in its former location once said installations, repairs, maintenance, or expansion are completed, except as may otherwise be provided in paragraph 6 of this License Agreement.
- (c) To comply with all applicable laws and ordinances, including all land use requirements of the City and Douglas County, Kansas, in constructing and maintaining the communications duct and cables.
- (d) To refrain from causing any waste, damage, or injury to the 11th Street Right of Way.
- (e) The Owner shall not enlarge, intensify, or increase the proposed scope of its use or occupancy of the 11th Street Right of Way as described in this License Agreement without the prior written consent of the City.

3. **The City Makes No Representations.** The Owner agrees that the City has made no representations to it with respect to the 11th Street Right of Way or its condition, and that it is not relying on any representations of the City or its agents with respect to the 11th Street Right of Way or its condition. This License Agreement grants the Owner the License to use the 11th Street Right of Way in its present condition, "as is," without any warranties, representations, or assurances from the City.

4. **Indemnification.** During the time that this License Agreement is in effect, subject to the limitations and conditions of the Kansas Tort Claims Act, the Owner agrees to indemnify, defend, save, and hold harmless the City, its officers, commissioners, agents, employees, grantees, and assigns, from and against all claims, actions, liabilities, damages, costs, expenses, and judgments, including attorneys' fees, which relate to, arise out of, or are in any way related to the Owner's use or occupancy of the 11th Street Right of Way or any portion thereof or the maintenance thereof, on account of any injury to persons or

damage to property. This indemnification clause shall not apply to any injury or damage caused by the City's own negligence.

5. **Accommodation.** The permission granted to the Owner under this License Agreement is given for good and valuable consideration. However, the permission granted is given as an accommodation to the Owner and shall be made without requiring the payment of rent from the Owner. The Owner hereby acknowledges the City's right to the 11th Street Right of Way and agrees never to assail, resist, or deny such right by virtue of the Owner's use or occupancy of the 11th Street Right of Way under this License Agreement.
  
6. **Term and Termination.** The City reserves the right to terminate the permission granted by this License Agreement at any time and for any reason, by giving the Owner at least 30 days written notice of such termination, except that the City may, at the City's election, terminate the permission immediately without such notice:
  - (a) If the Owner fails to comply with or abide by each and all of the provisions, including the Owner's Covenants, of this License Agreement;  
or
  - (b) If the continued use or occupancy of the 11th Street Right of Way presents a health or safety hazard.
  
7. **Binding Effect.** This License Agreement shall, at all times, be binding upon the City and the Owner and all owners of the Property and all parties claiming by, through, or under them, and shall run with the land, and shall be for the benefit of and shall oblige all future owners of the Property; provided, however, that the rights, duties, and obligations of each owner, as set forth herein, shall cease with the termination of his, her, or its ownership of the Property, or portion thereof, except for those duties and obligations arising during the period of his, her, or its ownership.
  
8. **Authorization.** Each of the persons executing this License Agreement, in behalf of their respective parties, represents and warrant that they have the authority to bind the party in behalf of whom they have executed this License Agreement, and that all acts requisite to the authorization to enter into and to execute this License Agreement have been taken and completed.
  
9. **Recitals.** The above-stated recitals are by reference incorporated herein and shall be as effective as if set forth *verbatim*.

10. **Severability.** If any section, sentence, clause, or phrase of this License Agreement is found to be invalid by any court of competent jurisdiction, it shall not affect the validity of any remaining provision of this License Agreement.
11. **Governing Law.** This License Agreement shall be construed and enforced in accordance with and shall be governed by the laws of the State of Kansas.

*[SIGNATURES APPEAR ON THE FOLLOWING PAGES]*

**IN WITNESS WHEREOF**, the undersigned have caused this License Agreement to be executed as of the date noted above.

**CITY: CITY OF LAWRENCE,  
KANSAS, a municipal corporation**

\_\_\_\_\_  
DAVID L. CORLISS  
City Manager

**ACKNOWLEDGMENT**

THE STATE OF KANSAS            )  
  )  
THE COUNTY OF DOUGLAS        )        ss:

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2012, before me the undersigned, a notary public in and for the County and State aforesaid, came David L. Corliss, as City Manager of the City of Lawrence, Kansas, who is personally known to me to be the same person who executed this instrument in writing, and said person fully acknowledged this instrument to be the act and deed of the aforementioned entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last written above.

\_\_\_\_\_  
Notary Public

My Appointment Expires:

**IN WITNESS WHEREOF**, the undersigned have caused this License Agreement to be executed as of the date noted above.

**OWNER: University of Kansas**

By: Theresa Gordzica

Title: Chief Business & Financial Planning Officer

**ACKNOWLEDGMENT**

THE STATE OF KANSAS            )  
  )  
THE COUNTY OF DOUGLAS        )        SS:

BE IT REMEMBERED, that on this 20<sup>th</sup> day of February, 2012, before me the undersigned, a notary public in and for the County and State aforesaid, came Theresa Gordzica, Chief Financial Officer for the University of Kansas, who is personally known to me to be the same person who executed this instrument in writing, and said person fully acknowledged this instrument to be the act and deed of the aforementioned entity.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal, the day and year last written above.

Toni R McMillen  
Notary Public

My Appointment Expires:

