

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

  X   Resolution or Ordinance (Blue)      \_\_\_\_\_ Waiver of First Requested  
\_\_\_\_\_ Recommendations of Boards, Commissions & Committees (Green)  
\_\_\_\_\_ Other Business (Pink)

**TO:** PRESIDENT AND BOARD OF TRUSTEES  
**FROM:** David A. Hulseberg, Village Manager  
**DATE:** October 1, 2012      **(BOT) Date:** October 18, 2012  
**SUBJECT:** Yorktown Center Event Agreement – Public Works Training Event  
**SUBMITTED BY:** Carl S. Goldsmith, Director of Public Works *CJ*

**BACKGROUND/POLICY IMPLICATIONS:**

Staff recommends that the Village Board of Trustees approve A RESOLUTION AUTHORIZING SIGNATURE OF THE VILLAGE MANAGER ON AN AGREEMENT for the use of the Highland Avenue Parking Lot on November 7, 2012 and November 8, 2012 for Public Works Driver Training.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Village Attorney \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**NOTE:** All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the agenda distribution.



October 1, 2012

TO: Village Board of Trustees

THROUGH: David Hulseberg, Village Manager

FROM: Carl Goldsmith, Director of Public Works *C*

SUBJECT: Yorktown Center Event Agreement – Public Works Driver Training

Each year the Department of Public Works reviews the Snow Plan to ensure that all new technologies and procedures are clearly articulated to the staff members involved in the snow and ice control program. In reviewing the Snow Plan for 2012-2013, a change in the training program put together was recommended. In addition to the classroom type training, staff has developed a behind-the-wheel training session for operators. This training will be a skill based competition, which will try and simulate the winter operations, as well as try and bolster the concept of teamwork.

The Village is unable to accommodate such training on our own property and has worked with Yorktown Center to secure the parking lot located off of Highland Avenue and the ring road. The training will take place on November 7, 2012 and November 8, 2012. The Village is responsible for the set-up and take down of the event. The Public Works Department will also be using the Yorktown PD Community Center for classroom activities.

The Village will be required to enter into an Event Agreement with Yorktown Center. The agreement has been reviewed by the Village Attorney. Staff recommends that the Village Board of Trustees approve, "A RESOLUTION AUTHORIZING SIGNATURE OF THE VILLAGE MANAGER ON AN AGREEMENT".

RESOLUTION

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**A RESOLUTION AUTHORIZING SIGNATURE OF THE VILLAGE MANAGER ON AN AGREEMENT**

WHEREAS, the Corporate Authorities of the Village of Lombard have received an Agreement between the Village of Lombard and Yorktown Center, for the use of the Yorktown Center parking lot for Village training; and

WHEREAS, the Corporate Authorities deem it to be in the best interest of the Village of Lombard to approve such agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

**SECTION 1:** That the Village Manager is hereby authorized to execute a Hold Harmless and Indemnification Agreement with Yorktown Center for the Highland Avenue Parking Lot in substantially the same form attached hereto as Exhibit "A" which is, by this reference, expressly incorporated herein.

Adopted this 18<sup>th</sup> day of October, 2012.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

Approved this 18<sup>th</sup> day of October, 2012.

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien  
Village Clerk

APPROVAL AS TO FORM:

\_\_\_\_\_  
Thomas P. Bayer  
Village Attorney

# Yorktown Center Event Agreement

This Event Agreement ("Agreement") is executed on this 24<sup>th</sup> day of September 2012, ("Effective Date") between YTC Management, LLC ("Agent"), as agent for YTC Mall Owner LLC ("Licensor," "We", "Our," "Us"), and the Village of Lombard ("Licensee," "You", or "Your"). You acknowledge that YTC Management, LLC is executing this Agreement solely in its capacity as managing agent for Licensor and not as a partner or joint venturer with Licensor. Notice addresses for each party to this Agreement are as follows:

Licensee:	Licensor:	Agent Contact:
Carl S. Goldsmith	YTC Mall Owner	Lynette Steinhauser
Village of Lombard	203 Yorktown Shopping Center	(630) 629-7330
255 E Wilson Ave	Lombard, IL 60148	
Lombard, IL 60148	(630) 629-7330	
(630) 620-5740	(630) 629-7334	

By signing this document, We are giving You the limited, revocable license to temporarily use and occupy certain space in Our Shopping Center. You cannot transfer this right to anyone else. This Agreement does not give You a leasehold interest.

## I. THE EVENT

You may occupy the Event Location (defined below) during the Event Period (defined below) only for the purpose of Public Works Department Winter Driving Training (the "Event"). You may not use the Event Location for any other purpose without Our prior written approval. If You use the Event Location for some other purpose without Our approval, or fail to abide by Our operating rules, as set forth in Exhibit A hereto, You are required to pay us a fee of \$50.00 per day for so long as You continue to do so. Our right to receive this fee from You is in addition to any other rights or remedies We may have under this Agreement, at law or in equity.

## II. EVENT FEE

The fees payable for this Event (collectively the "Event Fee"), due date(s), and payment information are set forth in Exhibit A. The Event Fee and any additional charges payable to Licensor must be paid on or before the designated due dates and must be paid via business check to a lockbox as outlined on Exhibit A. Checks must be made payable to : YTC Mall Owner LLC, as mortgagor, for the benefit of U.S. Bank National Association, as Trustee for the registered holders of CitiGroup Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2004-C1, as mortgagee, Account No. 424579022.

Payments will be considered "made" when We actually receive them. Any overdue amount from You will accrue interest from the date due through the date of payment at the rate of 1 1/2% per month or the highest rate permitted by law, whichever is less. In addition to interest, if any of Your payments hereunder is more than 10 days late, You must pay Us a late charge equal to 5% of the amount due or \$50.00, whichever is greater. Your payment of interest and late charges will not prejudice Our rights to pursue other remedies available under this Agreement, at law or in equity.

## III. EVENT LOCATION

You have the right to occupy the following space (the "Event Location"): Highland Avenue Parking Lot (site map is attached separately), which is located at Yorktown Center (the "Shopping Center"), the address and telephone number of which are: 203 Yorktown Shopping Center, Lombard, IL 60148 (630) 629-7330.

The Event Location is shown on the attached site plan for the Shopping Center (see Exhibit D). The Event Location is subject to Our review and approval at all times.

**We cannot guarantee any particular location, and may require that the Event Location be changed one or more times during the Event Period.**

If We do require that You relocate, We will give You five (5) days prior written notice. If, after receiving such notice, You decide that you do not want to relocate, You may terminate this Agreement immediately upon written notice to Us, and We will reimburse You for the unearned portion of the Event Fee (if any). Such reimbursement (if any) is Your sole and exclusive remedy if You terminate because You do not agree to relocate.

## IV. EVENT PERIOD

You may use the Event Location from November 7, 2012 (the "Commencement Date") until November 8, 2012 (the "Expiration Date") (this entire period will be called the "Event Period"), unless this Agreement is terminated earlier by either party. All set up and take down must take place when the Shopping Center is closed.

**WE HAVE THE RIGHT TO REVOKE OR TERMINATE THIS AGREEMENT AT ANY TIME FOR ANY REASON, OR NO REASON AT ALL, IMMEDIATELY UPON WRITTEN NOTICE TO YOU.**

You have the right to terminate this Agreement (prior to the Expiration Date) upon thirty (30) days written notice to Us, but only if the termination is effective during the months of February through September. The effective date of such termination by You may not fall during the months of October through January.

## V. EVENT ELEMENTS

By the "Delivery Date" specified on Exhibit A, You must deliver to Us all materials listed therein, which may include, without limitation, camera-ready artwork, advertising collateral, display or set designs, signs, copy, electronic files, activity plans and schedules, promotional materials and/or samples to be distributed and/or such other materials, logos, trademarks and designs to be used in connection with the Event (collectively, the "Event Elements"), for Our review and approval. We will review and approve or reject in writing, in Our sole discretion, all Event Elements. We reserve the right during the Event Period to reject any or all Event Elements for any reason or no reason, and to curtail or regulate any or all Event Elements. We will provide to You the services specified on Exhibit A in connection with the Event (the "Services").

Title: \_\_\_\_\_

Title: Director of Public Works

## VII. TERMS AND CONDITIONS

1. **Hours of Operation.** The Event must be open for business during the hours set forth in Exhibit A. You must pay Us \$50 per hour or part of an hour (up to a maximum of \$300 per day) as liquidated damages and not a penalty for the times that the Event is not open and operating, as provided in Exhibit A. These liquidated damages are in addition to all other amounts due under this Agreement. You agree that this amount is a reasonable estimate of the damages that We would suffer if the Event is not open during the hours set forth in Exhibit A.
2. **Condition of Event Location.** You have inspected the Event Location and accept it "as is" and "where is" with no representation or warranty by Us as to its condition, or its suitability or fitness for the Event. You understand that We have no obligation to improve or repair the Event Location unless stated otherwise elsewhere in this Agreement. At Your expense, You must maintain the Event Location in good, clean and safe condition and make all necessary replacements and repairs. If You do not fulfill Your obligations to repair and maintain the Event Location, We have the right to do this for You, without responsibility for any damage caused by Our work. We also have the right to make any emergency repairs. You shall immediately reimburse Us for any cost We incur in performing any maintenance or repair work, plus a 20% administrative fee. You may not make any alterations, additions or improvements to the Event Location without Our prior written consent.
3. **Event Set-up and Operation.** You must coordinate the set-up, take down and clean-up of area with the Agent Contact set forth on the first page of this Agreement, and in accordance with the schedule set forth in Exhibit A. At our request, You will provide an on-site coordinator for set-up and tear-down of the activities governed by this Agreement. The scheduling of all set up and take down is subject to Our absolute discretion. You shall submit in advance all plans related to the location of equipment, set-up and take-down, time and dates of display. You have the sole responsibility for conducting the Event, which may include the erection and installation of any Event Elements authorized by Us, unless erection and installation are included in the Services specified in Exhibit A. You shall install the Event Elements and promptly repair at Your sole cost and expense any damage to the Shopping Center that is caused by You, any of Your contractors or other service providers, exhibitors and/or participants in the Event (each a "Contractor" and collectively the "Contractors"), or their respective employees, agents, affiliates or subcontractors in connection with the set-up of the Event. You are required to follow Our operating rules, as set forth in Exhibit A.
4. **No Exclusives.** This Agreement does not give You any exclusive right to sell or promote any particular product or service. Other occupants of the Shopping Center may sell or promote the same products or services that You do.
5. **Contractors.** You are responsible to procure any and all Contractors necessary for the Event. You must provide us with a list of all proposed Contractors at least five (5) business days prior to commencement of the Event. The list shall specify the names, addresses and services to be provided by each Contractor. Only Contractors that We approve in writing will be permitted to enter the Event Location. We will not approve of, or permit, any such Contractor to enter the Event Location, until We have received from such Contractor (i) a certificate of insurance evidencing coverage required by this Agreement, listing Licensor and Agent as an additional insured, and (ii) an original of Exhibit C hereto, signed by an authorized representative of each Contractor, without any modification. Any exception or modification to the foregoing requirements shall be at Our sole and absolute discretion. Subject to Our approval of the Event and the Event Elements, We will provide to You and each authorized Contractor access to the Event Location during the Event Period in accordance with this Agreement. You and each authorized Contractor shall be allowed access to, and use of, the loading dock and parking lot at reasonable times, as determined by Us, and as needed to perform Your obligations under this Agreement.
6. **Termination.** Upon termination of this Agreement for any reason, You must voluntarily vacate the Event Location on the applicable termination date, leaving it in a broom-clean condition. After such termination, no further obligations shall accrue under this Agreement, provided that each party will remain liable for obligations arising prior to the date of termination and for all obligations and duties thereafter as specifically provided herein. This Agreement will terminate automatically if the Event Location is damaged due to fire or any other event of casualty or condemnation. You will have no recourse against Us or Our affiliates as a result of any such casualty or condemnation. Upon termination of this Agreement for any reason, You must vacate the Center, and Your occupancy or activity thereafter at the Shopping Center is a trespass. If You do not surrender possession of the Event Location upon termination of this Agreement, We may immediately remove all Your property from the Event Location and store any such property at Your expense for up to 30 days. If Your property is not removed by You within this 30-day period, it is conclusively presumed to be abandoned. We may dispose of such property in any way We may deem appropriate, without obligation or liability to You or parties claiming by or through You. If You hold over after termination of this Agreement, effective as of the day following termination, all charges due from You hereunder will continue to accrue and will be increased by 50%. If We commence an action to remove You as a result of Your failure to surrender possession, You shall pay all costs and expenses incurred by Us as a result of such action, including attorneys' fees and court costs. **YOU HEREBY WAIVE THE RIGHT TO A TRIAL BEFORE A JURY AND THE RIGHT TO ASSERT ANY NON-COMPULSORY COUNTERCLAIMS IN ANY ACTION FOR EVICTION OR FOR PAYMENT OF SUMS DUE UNDER THIS AGREEMENT.**
7. **Intellectual Property Rights.** Each party owns and shall retain all right, title and interest in and to its trademarks and service marks (collectively "Marks"). Neither party shall, in any way during the Event Period or thereafter, directly or indirectly do or cause to be done any act or thing contesting or in any way challenging any part of the other party's right, title and interest in such party's Marks. You shall not, while this Agreement is in effect or thereafter, use or permit the use of Our name or the name of any affiliate of Ours, or the name, address or any picture or likeness of, or reference to, the Shopping Center in any advertising, promotional, or other materials without Our prior written consent. You agree that We may make still, digital, video and/or photographic images or recordings of the Shopping Center which may include the Event Elements, Your Marks and/or other materials displayed at the Shopping Center during the Event Period. You agree that We shall have the right to use such images or recordings for purposes of promoting the Shopping Center and marketing activities at the Shopping Center. You represent and warrant that the production, operation, broadcasting, advertising and promotion of the Event and the use of the Event Elements as provided in this Agreement will not violate the trademark rights, copyrights, the right of privacy or publicity or constitute a libel or slander, or involve plagiarism or violate any other rights of any person or entity.
8. **Insurance.** You must maintain, and require Your Contractors to maintain, as applicable, the insurance set forth in Exhibit B. By requiring insurance herein, Licensor and Licensee do not represent that coverage and limits will necessarily be adequate to protect Licensee. The purchase of appropriate insurance coverage by Licensee or the furnishing of certificate(s) of insurance shall not release Licensee from its obligations or liabilities under this Agreement or in any way modify Licensee's indemnification of Licensor.
9. **Indemnity.** Except for Our gross negligence or willful misconduct, from and after the Effective Date, You shall indemnify, hold harmless and, at Our option, defend Us, Agent, and Our mortgagee, if any, and their respective principals, partners, members, shareholders, officers, agents, servants, employees, managers, and contractors, and any fee owner or underlying lessor of the Shopping Center from and against all claims, actions, damages, liability and expense, including without limitation reasonable attorneys' fees and expenses incurred by Us in connection with any loss of life, personal injury or damage to property or business arising out of or in any way connected with the Event Location or Your operations, the condition, use, maintenance, repair or occupancy of the Event Location, or in any way arising out of Your activities or the activities of Your Contractors or sublessees or their respective agents, employees, servants, invitees or contractors.
10. **Waiver and Release.** Unless and then solely to the extent that such damage is caused by Our gross negligence or willful misconduct, or that of Our management agent or either of our respective agents, servants, employees or contractors, neither We, nor Our management agent nor either of our respective agents, servants, employees or contractors shall be liable for, and You hereby waive and release all claims for loss of life, personal injury or damage to property or business sustained by You or any person claiming through You resulting from any accident, casualty or occurrence.

including, without limitation, attorneys' fees incurred in enforcing Our rights hereunder. You shall reimburse Us for any such costs. The remedies specifically provided for in this Agreement are cumulative and are in addition to any other remedies available to Us under applicable law.

13. Waiver. Failure by either party to require the other to perform any terms of this Agreement will not prevent the party from later enforcing that term. No term of this Agreement will be deemed waived unless waived in writing by the waiving party. If We accept a payment of any money due from You under this Agreement, We are not waiving any prior breach by You of any term of this Agreement, other than Your failure to make the particular payment that We accepted. This is true whether or not We knew that You had breached this Agreement at the time We accepted payment from You.

14. Miscellaneous. This Agreement becomes valid and effective only when signed and delivered by both parties. This Agreement supersedes all prior discussions, licenses and other agreements of the parties, oral or written, relating to the transaction represented hereby. This Agreement may be modified only by a written instrument executed by both parties. This Agreement shall be governed and construed in accordance with the laws of the state or commonwealth where the Shopping Center is located. We have no personal liability with respect to this Agreement. If We breach this Agreement, You can look only to Our equity in the Shopping Center to satisfy any claim against Us. We may be a party to one or more agreements with a mortgagee, beneficiary of Ours, department store, mall occupant, or other party. This Agreement is subject and subordinate to all the provisions in those agreements, as they may be amended from time to time. You agree to keep the terms of this Agreement confidential, and shall not disclose them to a third party. If any provision of this Agreement is held by the final judgment of any court of competent jurisdiction to be illegal, invalid or unenforceable, the validity of the remaining portions or provisions shall not be impaired or affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain that part, term or provision held to be illegal, invalid or unenforceable.

15. Notices. Notices to Licensee may be sent by delivery in person, or by certified mail, return receipt requested, postage pre-paid, by express mail delivery service, or by electronic mail or fax with confirmation of receipt, addressed to Licensee's address(es) set forth in the first paragraph on page 1 of this Agreement, or to such other address as notified in writing by Licensee. Notices to Licensor may be sent only by delivery in person, or by certified mail, return receipt requested, postage pre-paid, or by express mail delivery service, addressed to Licensor's address(es) set forth in the first paragraph on page 1 of this Agreement, or to such other address as notified in writing by Licensor. Notice will be deemed given as of the date of receipt, rejection or inability to deliver shown on the return receipt or similar advice of delivery or attempted delivery, or if delivered in person, the affidavit of the person making such delivery shall be conclusive proof of the delivery and the date and time of delivery.

16. Contractors Licensee will only hire on-site workers that will not cause jurisdictional disputes or strikes or cause disharmony with other contractors, agents and employees at the Shopping Center.

17. Business District Special Sales Tax The Village of Lombard, Illinois (the "Village") has established a business district that includes the Shopping Center (the "Business District") pursuant to 65 ILCS 5/11-74.3-1 et seq. (the Business District Development and Redevelopment Act) (the "Act"), and Licensor has entered into an agreement with the Village for the redevelopment of the Business District (as amended from time to time, the "Redevelopment Agreement"). Pursuant to the Redevelopment Agreement and the Act, the Village has or will impose a special sales tax on retail sales occurring within the Business District and will rebate to Licensor all or a portion of such sales tax revenues ("Special Sales Tax Revenues") in order to reimburse Licensor a portion of the costs Licensor has incurred or will incur in acquiring and redeveloping the Business District. The Village will require reporting procedures to identify such Special Sales Tax Revenues. Licensee agrees to cooperate and take all measures and execute such forms as may be reasonably requested by the Village, Licensor or the Illinois Department of Revenue (the "IDOR") in order to facilitate: (i) the identification of Licensee's sales within the Business District and the Special Sales Tax Revenues; and (ii) the release of such information to the Village. In furtherance of the foregoing, and not by way of limitation on the general obligation of Licensee to cooperate, Licensee agrees to file a separate IDOR Form ST-1 (or any successor reporting form) with the IDOR for its retail business located in the Business District in order to separately identify all such Special Sales Tax Revenues. Upon written request of the Village, Licensee shall supply or cause to be promptly supplied to the Village, copies of its State sales tax returns filed with IDOR promptly after filing thereof; and designate sales at the Event Location as being sales originating from the Business District that are subject to the imposition of the sales tax hereinabove described to the fullest extent permitted by law.

# EXHIBIT A

## 1. EVENT FEE

In consideration of the rights granted to Licensee and/or services provided by Licensee under this Agreement, Licensee shall pay to Licensor the following fees (collectively the "Event Fee"):

	<u>Amount</u>	<u>Date Due</u>
A. Parking Lot Base Rent -	\$0.00	
Promo Income Base		
B. Rent	\$	
C. Parking Lot % Rent -	% of Gross Sales in excess of \$	

Payment Schedule\*

\*The Additional Payment amounts listed below are due and payable on each date listed in the "Due Date" column. These amounts exclude any percentage License Fee due.



**Submission of Payments**

Make checks payable to:

YTC Mall Owner LLC, as mortgagor, for the benefit of U.S. Bank National Association, as Trustee for the registered holders of CitiGroup Commercial Mortgage Trust, Commercial Mortgage Pass-Through Certificates, Series 2004-C1, as mortgagee, Account No. 424579022

and send them to the following address:

By Mail to the Lockbox:  
YTC Mall Owner LLC  
26074 Network Place  
Chicago, IL 60673-1260

OR  
By Mail (Courier):  
JPMorgan Chase  
131 S Dearborn  
6th Floor  
Chicago, IL 60603  
Attn: YTC Mall Owner LLC – Lockbox#26074

OR  
By Wire:  
JP Morgan Chase Bank, N.A.  
1 Chase Manhattan Plaza, New York, NY 10005  
ABA#: 021-000-021  
Acct#: 424579022  
Attention: Will/Jeff/Brielle

2. **EVENT ELEMENTS:**  
The Public Works for the Village of Lombard will be conducting simulated snow operation training on November 7-November 8, 2012 in the outer parking lot area along Highland Avenue.
3. **SERVICES PROVIDED BY LICENSOR:**  
Licensor will provide space in the common parking lot area for this training simulation.
4. **EVENT HOURS:**  
This will take place during normal business hours (7:30am-4:00pm).
5. **EVENT SET UP AND TAKE DOWN SCHEDULE AND REQUIREMENTS:**  
All set up and take down will be the responsibility of the Licensee in compliance with Licensor rules and regulations.
6. **OPERATING RULES**
  - (a) You must observe and comply with all laws, ordinances, rules, regulations and code requirements applicable to the Event Location or the Event.
  - (b) You shall procure and keep in full force and effect, at Your sole cost and expense, from governmental authorities having jurisdiction over the Shopping Center(s), any and all licenses, permits, bonds or other authorizations necessary to conduct the Event as contemplated under this Agreement. You must notify us immediately if You fail to obtain the required permits and licenses prior to commencement of the Event. A copy of any required permits or licenses shall be provided to Us ten (10) days prior to commencement of the Event. The provision of such permits or licenses to Us is a condition precedent to any access to the Event Location.
  - (c) You must not sell or market any unlawful or counterfeit goods or services, or otherwise infringe or confuse another party's trademarks, trade dress or other intellectual property rights.
  - (d) You must conduct the Event in a professional, first-class and tasteful manner in accordance with Our rules and regulations, as well as reputable business standards and practices.
  - (e) You may not keep or display any merchandise outside of the Event Location or otherwise obstruct these areas;
  - (f) Your employees and Contractors must wear appropriate professional attire at all times while at the Shopping Center;
  - (g) You may not permit loudspeakers, televisions, radios, flashing lights or other devices to be used in a manner so as to be heard or seen outside of the Event Location without our prior written consent;
  - (h) You may not distribute any handbills or other advertising material at the Shopping Center or on automobiles parked in the parking lots serving the Shopping Center;
  - (i) You and Your Contractors may not hawk or otherwise create a nuisance in the Shopping Center.
  - (j) Unless otherwise provided herein, food or beverage may not be consumed at the Event Location.
  - (k) All garbage and trash must be stored in an adequate, sanitary, closed container, not visible to the public, within the Event Location or the Shopping Center as directed by Us. You must dispose of such garbage and trash daily, or more frequently if required by the circumstances.
  - (l) No hazardous, flammable or combustible materials may be brought onto the Event Location or any other part of the Shopping Center.
  - (m) Unless otherwise provided herein, You shall provide all necessary tables, chairs, table skirting, enclosures and signs, which shall be subject to the prior approval of the Shopping Center's Marketing Manager or General Manager.
  - (n) You shall furnish and pay for all labor needed to set up and take down displays, if any.
  - (o) Licensee and Licensee's staff must park in the designated employee parking areas.
  - (p) You must furnish all display fixtures, the design, size, and quantity of which will be subject to Our prior written approval. Display fixtures must be of professional quality, well designed and maintained, and must be aesthetically complementary to the surroundings in the Shopping Center. Any unapproved fixtures may be removed by Shopping Center personnel, and You must pay for the cost of removal and storing any such fixtures.
  - (q) You shall furnish the Shopping Center's Marketing Manager or General Manager with emergency telephone numbers and a forwarding address for future reference.
  - (r) You must secure and be responsible for the display at the Event Location at close of business.
  - (s) You shall abide by all rules and regulations that We establish with respect to the common areas, facilities, sidewalks and tenant relations.

## EXHIBIT B

### INSURANCE REQUIREMENTS

You must keep the following insurance in force with companies licensed to do business in the state or commonwealth where the Shopping Center is located, during the Event Period and such other times as Licensee occupies the Event Location:

(i) Commercial General Liability Insurance on the Event Location and the business operated in or from the Event Location, including coverage against assumed or contractual liability under this Agreement, with minimum limits for bodily injury, property damage or personal and advertising injury of \$1,000,000 per occurrence and \$2,000,000 general aggregate, except for the Events set forth below, which require such insurance as follows:

Type of Event	Commercial General Liability Occurrence/Aggregate Requirement
Dance	\$1MM/\$3MM
Petting Zoo	\$1MM/\$3MM
Vehicle Display Event	\$1MM/\$3MM
Vehicle Driven Event	\$2MM/\$5MM
Concert (Professional/Not Community Event)	\$5MM/\$5MM
Carnival	\$5MM/\$5MM
Circus	\$5MM/\$5MM
Dunk Tank	\$5MM/\$5MM
Rock Climbing	\$5MM/\$5MM
Martial Arts or Other Sporting Event	\$5MM/\$5MM
Firearms or Weapons Show	\$5MM/\$5MM
Anything Involving the Preparation of Food and/or Beverage On-Site	\$10MM/\$10MM
All Other High Risk Events	\$5MM/\$5MM

(ii) Workers Compensation Insurance in statutory limits for all employees and Employers Liability Insurance which affords limits of not less than \$1,000,000 each coverage and policy limit;

(iii) "All Risk" property insurance, covering all of Licensee's inventory, trade fixtures, furniture, furnishings, and equipment not affixed to the Event Location, and covering all of the improvements installed in the Event Location by or for the Licensee in an amount equal to the greater of \$500,000, without co-insurance, or the full replacement cost value of all such equipment, furniture and trade fixtures; and

(iv) If You are serving alcohol at the Event, liquor liability insurance, including coverage for bodily injury or property damage with minimum limits of \$2,000,000 per occurrence and \$5,000,000 general aggregate

All Contractors must keep the following insurance in force with companies licensed to do business in the state or commonwealth where the Shopping Center is located, during the Event Period and such other times as the Contractor occupies the Shopping Center:

(i) Workers Compensation Insurance in statutory limits for all employees and Employers Liability Insurance which affords limits of not less than \$1,000,000 each coverage and policy limit;

(ii) Employer's Liability - minimum of \$500,000 each accident; \$500,000 disease, policy limit; \$500,000 disease, per employee;

(iii) Commercial General Liability (naming Owner and Manager as additional insureds) - \$1,000,000 per occurrence Combined Single Limit; \$2,000,000 aggregate (i.e., such insurance shall include contractual liability, personal injury protection and completed operations coverage);

(iv) Auto Liability (if deemed appropriate by Manager) - \$1,000,000 minimum;

(v) Property Insurance coverage for tools and equipment brought onto and/or used on the Property by the contractor - an amount equal to the replacement costs of all such tools and equipment; and

(vi) For any Contractors that are providing armed security services for the Event, Commercial General Liability (naming Owner and Manager as additional insureds) which affords limits of not less \$2,000,000 per occurrence Combined Single Limit; \$5,000,000 aggregate (i.e., such insurance shall include contractual liability, personal injury protection and completed operations coverage, and be primary and non-contributory to coverage carried by Owner and its managing agent);

You shall deliver to Us certificates of the insurance required by this Exhibit B. The insurance company or companies providing the insurance required hereunder must have a Best Rating of A-VIII or better. You hereby waive all subrogation rights of Your insurance carrier in favor of Owner and its partners, beneficiaries, trustees, officers, employees and agents with respect to the property damage insurance required to be carried hereunder. If You breach Your obligation to obtain and keep in effect any insurance required by this paragraph, You shall indemnify and hold Owner harmless against any loss that would have been covered by such insurance.

The certificates required by this Exhibit B will provide either that (i) "Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail thirty (30) days' written notice to the Certificate Holder"; or (ii) "Should any of the above described policies be cancelled before the expiration date thereof, notice will be delivered in accordance with the policy provisions." In the event that the issuing insurer does not provide notice of cancellation to Licensor, Licensee shall be required to provide such cancellation notice. Your Commercial General Liability Insurance policies shall name Licensor and its management agent (and any other person or entity as may be requested by Licensor in writing) as additional insureds, as their respective interests may appear, and will be primary, non-contributory and not in excess of any other coverage maintained by Licensor or any other party. By requiring insurance herein, Licensor and Licensee do not represent that coverage and limits will necessarily be adequate to protect Licensee. The purchase of appropriate insurance coverage by Licensee or the furnishing of certificate(s) of insurance shall not release Licensee from its obligations or liabilities under this Agreement or in any way modify Licensee's indemnification of Licensor.

## EXHIBIT C

### CONTRACTOR HOLD HARMLESS AGREEMENT

The undersigned, Carl Goldsmith ("Contractor"), in connection with the Public Works Department Winter Driving Training ("Event") to be conducted at Yorktown Center (the "Shopping Center") on or about November 7-8, 2012 will indemnify, protect, defend and hold harmless [OWNER] and Jones Lang LaSalle Americas, Inc., their parent companies, subsidiaries and affiliates, and their respective employees, officers, members, partners and directors, ("Indemnified Parties") from and against any and all claims, damages, actions, liabilities and expenses, including, without limitation, reasonable attorneys' fees and court costs arising from or in connection with the acts or omissions of the undersigned, its officers, agents, partners, affiliates, contractors, or employees (collectively "Contractor Parties") in connection with the Advertising Display and/or the presence of Contractor Parties at the Shopping Center. Contractor waives any claim against any and all of the Indemnified Parties for any damage to Contractor's property while at the Shopping Center.

Contractor: Village of Lombard

Name: Carl Goldsmith

Date: October 19, 2012

If a corporation

By: \_\_\_\_\_



