

## **LICENSE AGREEMENT**

This License Agreement (hereinafter referred to as the "License Agreement") is entered into by and between the VILLAGE OF LOMBARD (hereinafter referred to as the "VILLAGE"), an Illinois municipal corporation, and the Union Pacific Railroad Company (hereinafter referred to as "LICENSEE"), a Delaware Corporation, located in Omaha, Nebraska (the VILLAGE and the LICENSEE being sometimes collectively referred to herein as the "PARTIES").

### **WITNESSETH**

**WHEREAS**, the VILLAGE owns and maintains Parkside Avenue, a public right-of-way of sixty-six feet (66') in width, (hereinafter referred to as the "PARKSIDE ROW") which is located within the corporate limits of the VILLAGE; and

**WHEREAS**, LICENSEE is the property owner of the railroad right-of-way along the North side of Parkside Avenue, as shown on the Plat of Survey attached hereto as Exhibit "A" and made part hereof (hereinafter referred to as the "RAILROAD PROPERTY"); and

**WHEREAS**, included within the boundaries of the PARKSIDE ROW is an unimproved area between the roadway portion of the PARKSIDE ROW and the RAILROAD PROPERTY, a portion of which the LICENSEE would like to use to access the RAILROAD PROPERTY from the roadway portion of the PARKSIDE ROW; said portion being legally described on Exhibit "A" (hereinafter referred to as the "LICENSED PREMISES"); and

**WHEREAS**, the PARTIES have determined that it is in the best interest of the PARTIES to enter into an agreement to allow the LICENSEE to utilize the LICENSED PREMISES for the use and benefit of the LICENSEE, subject to the terms of this License Agreement;

**NOW THEREFORE**, in consideration of the foregoing and the mutual covenants, representations, and promises contained herein, and good and valuable consideration, the receipt

and sufficiency of which is hereby acknowledged by the PARTIES, the PARTIES hereto agree as follows:

**SECTION 1: LICENSE AND LIMITATIONS**

**1.1 Grant of License.** The VILLAGE hereby grants to LICENSEE a revocable license (hereinafter referred to as the "License") to occupy and use, subject to all of the terms, conditions and restrictions contained herein, the LICENSED PREMISES for a driveway to access the RAILROAD PROPERTY.

**1.2 Scope and Limitations of License.** Said License shall permit LICENSEE to use and occupy the LICENSED PREMISES for access purposes, subject to the restrictions and requirements imposed by this License Agreement, the Lombard Village Code and the Lombard Traffic Code, including, but not limited to, the following restrictions and requirements:

A. LICENSEE shall not construct, build, or place, or cause to be constructed, built, or placed, any structures, permanent or otherwise, on the LICENSED PREMISES, including but not limited to buildings, houses, dwellings, garages, sheds, and/or other structures of a permanent or semi-permanent nature.

B. LICENSEE shall be permitted to install signs designating the LICENSED PREMISES as a reserved driveway area, subject to the restrictions and requirements imposed by this License Agreement, the Lombard Village Code and the Lombard Traffic Code, and subject to the prior written approval of the VILLAGE's Director of Public Works. Said signs shall set forth all time, day and user restrictions regarding the use of the LICENSED PREMISES, and any

fees associated with any vehicle removal activities, along with the name, address and phone number of the towing operator contracted by the LICENSEE to enforce any such parking restrictions.

C. LICENSEE shall also be responsible for the following construction, maintenance and repair costs and requirements within the LICENSED PREMISES:

1. All construction costs associated with the curb cut, excavation, base stone placement and driveway surface paving in the LICENSED PREMISES;
2. The driveway shall utilize a standard driveway curb cut and must be paved using open-celled paving materials that will allow grass to grow through at least thirty-five percent (35%) of the paved area in the LICENSED PREMISES;
3. All patching or repair of the curb and driveway associated with the use of the LICENSED PREMISES; and
4. Any improvements within the LICENSED PREMISES shall meet the standards established within the latest edition of the VILLAGE'S Manual of Specifications for the Design of Public Improvements or Site Improvements.

The VILLAGE shall retain and reserves the right to require the LICENSEE to pay all costs for repairs associated with the LICENSED PREMISES. Said determination for the need for repairs shall be based upon a review of the LICENSED PREMISES by the Director of Public Works.

D. Any improvements made to the LICENSED PREMISES by the VILLAGE shall

be removed by the LICENSEE, at LICENSEE'S sole cost and expense, in the event that this License Agreement is terminated or not renewed, unless otherwise directed by the VILLAGE.

E. LICENSEE shall refrain from using the LICENSED PREMISES in any unreasonable, unsafe, and/or illegal manner, and shall at all times use the LICENSED PREMISES in full compliance with all applicable provisions of this License Agreement, the Lombard Village Code and the Lombard Traffic Code. This provision includes, but is not limited to, a restriction that there shall be no overnight parking or storage of motor vehicles within the LICENSED PREMISES.

**1.3 Term of License.** Unless sooner terminated as set forth in Sections 3.1 or 3.2, this License Agreement shall be granted by the VILLAGE for an initial term of ten (10) years from the date of approval by the VILLAGE. Thereafter, this License Agreement shall renew itself automatically on a year to year basis until terminated as set forth in Sections 3.1 or 3.2

**1.4 Nonassignability of License.** Said License is personal and shall not be assigned and/or transferred to any other person, firm, corporation or entity without the prior written consent of the VILLAGE.

**1.5 Real Estate Taxes.** LICENSEE shall pay any real estate taxes that may be assessed solely and directly against the LICENSED PREMISES.

## **SECTION 2: PAYMENTS AND APPORTIONMENT**

**2.1 Payment.** LICENSEE shall pay to the VILLAGE, upon execution of this License Agreement, a one time non-refundable License fee of one hundred and no/100 dollars (\$100).

deemed to have been effectively sent by the VILLAGE or LICENSEE, as the case may be, and received by LICENSEE or VILLAGE, as the case may be, in accordance with the terms and conditions of this License Agreement, when said notice is mailed by the VILLAGE or LICENSEE, as the case may be, by certified mail, return receipt requested, to the LICENSEE or VILLAGE, as the case may be, to the address shown below. It shall be the sole responsibility of LICENSEE to provide the VILLAGE with written notice of any changes in address for purposes of receiving notice under this License Agreement. Any notice issued by VILLAGE or LICENSEE, as the case may be, hereunder shall be sent by certified mail, return receipt requested, and addressed as follows:

TO LICENSEE:       Assistant Vice President – Real Estate  
                          Union Pacific Railroad Company  
                          Real Estate Dept, MS 1690  
                          1400 Douglas Street  
                          Omaha, Nebraska 68179-1690  
                          ATTN Folder # 2556-07

TO VILLAGE:        Director of Public Works  
                          VILLAGE OF LOMBARD  
                          255 East Wilson Avenue  
                          Lombard, Illinois 60148-1048

**SECTION 4: MISCELLANEOUS PROVISIONS**

**4.1.     Indemnification and Insurance.** LICENSEE hereby covenants and agrees to indemnify and hold the VILLAGE, and its officers, agents, and employees, harmless with

respect to any and all claims, losses, lawsuits, actions, injuries, accidents, costs, and/or expenses (including reasonable attorney's fees) of any type, nature, and/or variety arising out of this License Agreement or relating in any way to the LICENSED PREMISES, including but not limited to any and all claims and/or causes of action incurred by persons injured on or around the LICENSED PREMISES during the effective term of this License Agreement.

The LICENSEE shall provide the VILLAGE, within ten (10) days of the date of this License Agreement, with written documentation evidencing that the LICENSEE is self insured, and that the LICENSEE is self insuring all risks under this License Agreement.

**4.2 Severability of Agreement.** The terms and conditions set forth in this License Agreement shall be severable. In the event that any of the provisions contained herein are declared by a court of competent jurisdiction to be inconsistent with federal, state, or local law, or otherwise unenforceable for any reason whatsoever, the remaining provisions shall remain in full force and effect as to the PARTIES.

**4.3. Merger Clause.** This License Agreement constitutes the entire understanding between the PARTIES and supersedes any prior understandings and/or agreements between the PARTIES. Any representations, agreements, promises, or understandings not expressly set forth herein are hereby rendered null, void, and of no legal effect.

**4.4. Choice of Law.** This License Agreement is entered into under, and shall be governed for all purposes by, the laws of the State of Illinois, and venue in relation to any court action relating in any way to this License Agreement shall be in DuPage County, Illinois.