

**PARKING LOT LICENSE AGREEMENT BETWEEN
THE VILLAGE OF OAK PARK AND FENWICK HIGH SCHOOL, INC.**

THIS PARKING LOT LICENSE AGREEMENT (hereinafter referred to as the "Agreement") is entered into this ____ day of May, 2017, by the Village of Oak Park, an Illinois home rule municipal corporation, (hereinafter referred to as "Village") and Fenwick High School, Inc., an Illinois not-for-profit corporation (hereinafter referred to as "Licensee").

WHEREAS, the Village is the owner of a parking lot on the northeast corner of Madison St. and Oak Park Avenue in the Village of Oak Park, commonly referred to as Lot #116 and depicted in Exhibit A, attached hereto and incorporated herein by reference, and a parking lot enclave on the north side of South Boulevard between Wesley Avenue and East Avenue, commonly referred to as Lot #SB5 (hereinafter collectively referred to as the "Premises"); and

WHEREAS, the Village and the Licensee desire to enter into this Agreement to provide parking spaces to the Licensee pursuant to the terms and conditions stated herein.

NOW THEREFORE, in consideration of the covenants and agreements stated herein, the Parties agree as follows:

SECTION 1. RECITALS INCORPORATED.

1.1. The above recitals are incorporated herein as though fully set forth.

SECTION 2. LICENSED PROPERTY.

2.1. The Village grants a license to Licensee for the use of that part of Lot #116 for 97 parking spaces to be assigned at the Village's discretion, subject to a maximum decrease of 24 parking spaces in Lot #116 on the Tuesday before the Thanksgiving holiday through December 24, and 15 spaces in Lot #SB5 to also be assigned at the Village's discretion.

2.2. The Premises shall be and remain the sole property of Village and Licensee shall have only the privilege of use of the part thereof provided in this License Agreement.

SECTION 3. TERM OF LICENSE.

3.1. The Village agrees to make the Licensed Space available to Licensee from August 1, 2017 to July 31, 2018, unless terminated at an earlier date by either party (referred to as the "License Period").

3.2. Either party may terminate this Agreement upon thirty (30) days written notice to the other party pursuant to the terms set forth herein.

SECTION 4. LICENSE CONDITIONS.

4.1. Licensee shall pay to the Village the applicable license fee as set forth in Section 15-3-18(J) of the Oak Park Village Code, as amended.

4.2. The Village shall determine the form of a parking permit to be displayed by Licensee's students, officers or employees. The parking permit issued by the Village shall be for "S4" daytime permit parking and the permit shall be valid for both Lot #116 and Lot #SB5, as well as on-street permit parking areas in the vicinity of Fenwick High School, as established by the Village.

4.3. Use of Spaces. The Agreement shall be applicable only for Licensee's student parking, and for parking of attendees to Licensee's events and for no other purposes.

4.4. Vehicle Weight. Only motorcycles, passenger cars and motor vehicles with a gross weight at maximum load not exceeding 8,000 pounds shall be permitted to park in Lot 116 and Lot SB5.

4.5. Parking Regulations. The Village shall issue permits for Lot 116 and SB5 which are limited by the following restrictions:

4.5.1. Single Space Only; No Protrusions. The Village shall not issue a permit for any vehicle that is too large to fit into a single parking space. No vehicle shall occupy more than one parking space. An applicable permit subject to revocation or cancellation if a vehicle that is the subject of a permit is too large to fit into a single parking space or occupies more than one parking space.

4.5.2. Prohibition of Repairs. No vehicles shall be repaired, serviced, or covered while a vehicle is located within the Premises.

4.5.3. Parking Hours. The parking permits may be used for daytime parking only between the hours of 5:00 am and 10:00 pm.

4.6. Shared Use of Lot #116 and Lot #SB5. Licensee is aware that the Village has additionally entered into license agreements with other entities for the shared use of Lot 116 and provides other permit parking in Lot SB5. As a result, student permits are not valid in the northwest corner lot #116 and no more than 15 students can park in Lot #SB5. Further, during the period of approximately November 20, 2017 to December 25, 2017, Licensee's Students shall not have access to approximately twenty-four spaces in the southwest corner of Lot 116.

4.7. Signs. The Village shall provide appropriate signs providing the limited hours for Licensee's student permit parking.

4.8. The Village and Licensee agree that the Premises shall be delivered "as is."

4.9. Licensee shall not, without the prior written consent of the Village, make any alterations, improvements, or additions to the Premises or do or allow to be done any activity at the Premises that creates a nuisance or disturbs any neighboring landowner or tenant, and it shall comply with all laws and be bound by the terms of all existing easements affecting the Premises.

4.10. Licensee shall not cause or permit the use, storage, escape, disposal or release of any hazardous substances in or about the Premises.

SECTION 5. INDEMNIFICATION.

5.1. Licensee shall indemnify, hold harmless and defend the Village and its officers, employees and agents from any and all claims, suits, actions, costs and fees of every nature or description arising from, growing out of, or connected with Licensee's use of the Premises, or the performance of this License, or because of any act or omission, neglect, or misconduct of Licensee, its employees, agents, contractors or subcontractors, except for the willful and wanton or intentional conduct of the Village. Such indemnification shall not be limited by reason of the enumeration of any insurance coverage herein provided.

5.2. Nothing contained herein shall be construed as prohibiting Village and its officers, employees and agents, from defending, through the selection and use of their own agents, attorneys, and experts, any claims, actions, or suits brought against them. Licensee shall be liable for the costs, fees and expenses incurred in the defense of any such claims, actions or suits.

SECTION 6. ACCEPTANCE OF PREMISES BY LICENSEE.

6.1. The taking of possession of the Premises by Licensee shall be conclusive evidence as against the Licensee that the Premises are in good and satisfactory condition when possession of the same is taken.

SECTION 7. WAIVER.

7.1. No waiver of any breach of any one or more of the conditions or covenants of this Agreement by the Village or by Licensee shall be deemed to imply or constitute a waiver of any succeeding or other breach under this Agreement.

SECTION 8. AMENDMENT OR MODIFICATION.

8.1. Both parties acknowledge and agree that they have not relied upon any statements, representations, agreements or warranties, except such as are expressed here, and that no amendment or modification of this Agreement shall be valid or binding unless expressed in writing and executed by the parties in the same manner as the execution of this Agreement.

SECTION 9. NOTICES.

9.1. Any notice required to be given by this Agreement shall be deemed sufficient if made in writing and sent by certified mail, return receipt requested, by email or personal service to the persons and addresses indicated below or to such addresses and persons as either party hereto shall notify the other party of in writing pursuant to the provisions of this Section:

For the Village:

Village Manager
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302
Email: villagemanager@oak-park.us

For Licensee:

Mr. Jerry Ruffino, Director of Operations
Fenwick High School
505 Washington Boulevard
Oak Park, Illinois 60302
Email: jruffino@fenwickfriars.com

9.2. Mailing of such notice as and when provided above shall be equivalent to personal notice and shall be deemed to have been given at the time of mailing. Either of the parties may designate in writing from time to time substitute addresses or persons in connection with required notices.

9.3. Notice by electronic transmission shall be effective as of date and time of electronic transmission, provided that the notice transmitted shall be sent on business days during business hours (9:00 a.m. to 5:00 p.m. Chicago time). In the event electronic notice is transmitted during non-business hours, the effective date and time of notice is the first hour of the first business day after transmission.

SECTION 10. GOVERNING LAW.

10.1. This Agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance.

SECTION 11. LITIGATION EXPENSES.

11.1. If either Licensee or the Village takes legal action to enforce the provisions of this Agreement, the prevailing party shall be entitled to be reimbursed for its costs and reasonable attorney's fees.

SECTION 12. ENTIRE AGREEMENT.

12.1. This Agreement constitutes the entire Agreement and there are no representations, conditions, warranties or collateral agreements, express or implied, statutory or otherwise, with respect to this Agreement other than as contained herein.

12.2. This Agreement may not be modified, omitted or changed in any way except by written agreement duly signed by persons authorized to sign agreements on behalf of the Village and Licensee.

SECTION 13. VENUE.

13.1. Venue for any action taken by either the Village or the Licensee, whether in law or in equity, to enforce the terms of this Agreement shall be in the Circuit Court of Cook County, Illinois.

SECTION 14. SEVERABILITY.

14.1. If any of the provisions of this Agreement shall be deemed illegal, invalid, unconstitutional or unenforceable by any court of law having competent jurisdiction, such decisions shall not invalidate or negate the other remaining provisions of this Agreement.

SECTION 15. NO ASSIGNMENT.

15.1. Licensee shall not assign, transfer or sublet Licensee's interest in this Agreement without the written consent of the Village.

SECTION 16. BINDING AUTHORITY.

16.1. The individuals executing this Agreement on behalf of the Parties represent that they have the legal power, right, and actual authority to bind their respective Party to the terms and conditions of this Agreement.

SECTION 17. EFFECTIVE DATE.

17.1. The effective date of this Agreement as reflected above shall be the date that the Village Manager of the Village of Oak Park executes this Agreement.

SECTION 18. SECTION HEADINGS AND TITLE.

18.1. The section headings and title provided in this Agreement are for convenience only and shall not be deemed a part of this Agreement.

SECTION 19. COUNTERPARTS; FACSIMILE OR PDF SIGNATURES.

19.1. This Agreement shall be executed in counterparts, each of which shall be considered an original and together shall be one and the same Agreement.

19.2. A facsimile or pdf/email copy of this Agreement and any signatures thereon will be considered for all purposes as an original.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be signed by their duly authorized representatives on the days and dates set forth below.

VILLAGE OF OAK PARK

FENWICK HIGH SCHOOL, INC.

By: Cara Pavlicek
Its: Village Manager

By:
Its:

Date: _____, 2017

Date: _____, 2017

ATTEST

ATTEST

By: Vicki Scaman
Its: Village Clerk

By:
Its:

Date: _____, 2017

Date: _____, 2017

Village Manager
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302
Email: villagemanager@oak-park.us

Mr. Jerry Ruffino
Fenwick High School
505 Washington Boulevard
Oak Park, Illinois 60302
Email: _____

Lot 116

