

TEMPORARY LICENSE AGREEMENT

THIS PARKING LOT TEMPORARY LICENSE AGREEMENT is entered into this ____ day of July, 2021, by the Village of Oak Park, an Illinois home rule municipal corporation, (hereinafter referred to as "Village") and the Beer Shop LLC (hereinafter referred to as "Licensee").

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

SECTION 1. LICENSED PROPERTY.

1.1. The Village is the owner of certain parking spaces in Lot 10 located on North Boulevard between Marion Street and Forest Avenue. The Village agrees to grant a license to Licensee, or its permitted Assignee, for the use of three parking spaces in Lot 10, in front of 1026 North Boulevard (hereinafter referred to as the "Premises") for outdoor dining purposes.

1.2. The Premises shall be and remain the sole property of Village and Licensee, or its permitted Assignee, shall have only the privilege of use of the part thereof provided in this License Agreement.

SECTION 2. TERM OF LICENSE.

2.1. The Village agrees to make the Premises available to Licensee, or its permitted assignee, during the following period of time, unless terminated at an earlier date by either party: 5 p.m. on July 1, 2021 through 6:00 p.m. on October 31, 2021 (hereinafter referred to as the "License Period").

SECTION 3. LICENSEE'S MAINTENANCE.

3.1. The Licensee, or its permitted assignee, shall be at all times responsible for the maintenance and repair of the Premises of whatsoever kind or nature.

3.2. Licensee, or its permitted Assignee, shall secure the Premises from access by unauthorized persons.

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

3.4. Licensee, or its permitted Assignee, shall not, without the prior written consent of the Village, make any alterations, improvements, or additions to the Premises.

3.5. Licensee, or its permitted Assignee, shall at all times keep the Premises in good order, condition and repair and clean, sanitary and safe condition (including, but not limited to, doing such things as are necessary to cause the Premises to comply with applicable laws, ordinances, rules, regulations and orders of governmental and public bodies and agencies).

3.6. At the expiration of any of the applicable license periods hereby created, Licensee, or its permitted Assignee, shall surrender the Premises in the same condition as it was at the beginning of the period, reasonable wear and tear and damage by unavoidable casualty excepted, and deliver all keys for the Premises and all keys or combinations for all locks, safes and (or) vaults left in the Premises by Licensee, or its permitted assignee, if any, to the Village at the Village's Notice Address.

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

SECTION 4. INDEMNIFICATION

4.1. Licensee, or its permitted Assignee, 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 the Premises, or the performance of this License, or because of any act or omission, neglect, or misconduct of Licensee, or its permitted Assignee, 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.

4.2. 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, or its permitted Assignee, shall be liable for the costs, fees and expenses incurred in the defense of any such claims, actions or suits.

SECTION 5. INSURANCE.

5.1. Licensee, or its permitted Assignee, shall maintain on the Premises at all times during the term of this Agreement a policy or policies of comprehensive premises and operations liability and property damage insurance with not less than \$500,000.00 combined single limit for both bodily injury and property damage which policy or policies shall name the Village as additional insured in a form acceptable to the Village. Said policy or policies shall require three (3) days advance written notice to the Village prior to amendment or cancellation.

5.2. Licensee, or its permitted Assignee, shall provide the Village with written proof of the insurance required in Section 5.1 above, including a certificate of insurance naming the Village as additional insured prior to the execution of the Agreement and for any of the license periods set forth herein.

SECTION 6. TERMINATION.

6.1. Licensee, or its permitted Assignee, may terminate this Agreement upon giving the Village three (3) days written notice of its intent to terminate this Agreement and vacate the premises.

6.2. The Village may terminate this Agreement upon giving the Licensee, or its permitted Assignee, three (3) days written notice of its intent to terminate this Agreement.

SECTION 7. ACCEPTANCE OF PREMISES BY LICENSEE.

7.1. The taking of possession of the Premises by Licensee, or its permitted Assignee, shall be conclusive evidence as against the Licensee, or its permitted Assignee, that the Premises are in good and satisfactory condition when possession of the same is taken, latent hidden defects excepted.

SECTION 8. WAIVER.

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

SECTION 9. AMENDMENT OR MODIFICATION.

9.1. 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 10. NOTICES.

10.1. 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:

To the Village:

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

To Licensee:

The Beer Shop
Tony Compaglia
1026 North Boulevard
Oak Park, IL 60302
Email: beershophq@gmail.com

To Permitted Assignee:

JD North Blvd Holdings LLC
John M. Dengel
1926 North Boulevard
Oak Park, Illinois 60302
Email: jack@beershophq.com

SECTION 11. CHOICE OF LAW.

11.1. The laws of the State of Illinois shall apply to the interpretation of this document.

SECTION 12. LITIGATION EXPENSES.

12.1. 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 13. ENTIRE AGREEMENT.

13.1. 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.

13.2. 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 14. VENUE.

14.1. 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.

SECTION 15. SEVERABILITY.

15.1. 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 16. LIMITED RIGHT OF ASSIGNMENT

16.1. Licensee shall have the limited right to assign its interest and license rights in this

Agreement to JD North Blvd Holdings LLC ("Permitted Assignee"), upon the closing of the sale of Licensee's Assets to Assignee. The Assignment of this Agreement and licensing rights shall become effective upon the Permitted Assignee's: (a) delivery of written notice of its purchase of Licensee's Assets; and (b) execution and delivery of the signature page of this Agreement to the Village Manager. Otherwise, Licensee shall not assign, transfer or sublet Licensee's interest in this Agreement without the written consent of the Village.

SECTION 17. BINDING AUTHORITY.

17.1. 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 18. EFFECTIVE DATE.

18.1. 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 19. SECTION HEADINGS.

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

SECTION 20. COUNTERPARTS.

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

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

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK-
SIGNATURE PAGE FOLLOWS]**

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

BEER SHOP LLC (LICENSEE)

By: Cara Pavlicek
Its: Village Manager

By: Anthony Compaglia
Its: Manager

Date: July __, 2021

Date: July __, 2021

JD NORTH BLVD HOLDINGS LLC (PERMITTED ASSIGNEE)



By: John M. Dengel
Its: Manager

Date: July 8, 2021

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

By: Cara Pavlicek
Its: Village Manager

Date: July __, 2021

BEER SHOP LLC (LICENSEE)



By: Anthony Compaglia
Its: Manager

Date: July 7, 2021

JD NORTH BLVD HOLDINGS LLC (PERMITTED ASSIGNEE)

By: John M. Dengel
Its: Manager

Date: July __, 2021