

**LICENSE AGREEMENT FOR OUTDOOR FURNITURE**  
**WITH SAM'S UNFINISHED FURNITURE**  
**2010-2011 SEASON**

This LICENSE AGREEMENT is made by and between the City of Burlington, a municipal corporation organized and validly existing under the laws of the State of Vermont (hereinafter CITY) and BRENDA HUTCHINS, INC. d/b/a SAM'S UNFINISHED FURNITURE, a commercial establishment located at 372 No. Winooski Ave., Burlington, Vermont (hereinafter SAM'S or LICENSEE).

WHEREAS, the CITY owns property, including the street and sidewalk right-of-way in front of the property occupied by SAM'S at 372 No. Winooski Ave.; and

WHEREAS, SAM'S stated on its application (attached hereto as Exhibit A) that it wishes to place outdoor furniture (such as rockers and benches) on the sidewalk area in front of the windows near the front of the building located at 372 No. Winooski Ave.; and

WHEREAS, SAM'S has stated in its permit application that there are no physical barriers around the outdoor furniture and they will cover a 100 sq. ft. area; and

WHEREAS, this application was reviewed and approved by the Department of Public Works attached hereto as Exhibit B; and

WHEREAS, such use of a public thoroughfare for periods in excess of 30 days requires approval of the City Council under Charter Sec. 48XLIX and Burlington Code of Ordinances Chap. 27, Sec. 27-32;

W I T N E S S E T H :

The CITY and SAM'S enter into the following License Agreement:

1. TERM

The CITY grants to SAM'S (hereinafter LICENSEE) a license to place outdoor

furniture (such as rockers and benches) on the public right-of-way for a term commencing as of the date of execution of this Agreement and terminating on April 30, 2011 or sooner as provided herein.

2. LOCATION

LICENSEE may use and maintain the outdoor furniture on the public right-of-way (hereinafter referred to as the premises) for advertising purposes. The outdoor furniture must be exactly as described and placed as approved by the Department of Public Works. A copy of the approved plan is attached hereto as Exhibit C.

3. MAINTENANCE

- a. LICENSEE shall maintain the outdoor furniture in proper condition.
- b. LICENSEE shall be responsible for the maintenance and upkeep of the outdoor furniture and any damage to the outdoor furniture is solely the responsibility of LICENSEE. Should LICENSEE fail to maintain the outdoor furniture, this License Agreement is revocable on notice by the CITY to LICENSEE of a violation of this section; however LICENSEE shall have 14 days to cure any problem if it notifies the CITY in writing within three (3) days of its intent to cure the violation.
- c. The outdoor furniture shall be placed in accordance with all conditions set by the Department of Public Works and shall not impede the CITY'S ability to maintain the road, sidewalk, parking meters or greenbelt.
- d. The outdoor furniture shall not cause an obstruction or inconvenience to members of the public using the sidewalk, parking meters or street.
- e. LICENSEE shall pick up and sweep debris created by its use of the public right-of-way.

4. LICENSE FEE

There shall be a fee for this license equal to the encumbrance application fee and the square foot use fee. This fee shall be payable on or before May 1 of each year to the Burlington City Clerk's Office. **Failure to pay the annual fee shall result in the immediate revocation of the license.**

5. REVOCATION

This license Agreement is immediately revocable should LICENSEE discontinue use of the outdoor furniture. In any event, this Agreement is revocable by the CITY within 30 days upon sending written notice to LICENSEE. Upon revocation, LICENSEE must remove at its own expense the outdoor furniture and other materials or obstructions placed on the property. If LICENSEE refuses to promptly remove such obstructions, they may be removed by the CITY and LICENSEE shall be liable for all expenses of such removal.

6. INSURANCE

a. LICENSEE shall maintain in effect throughout the term of this Agreement comprehensive public liability insurance with an A rated insurance carrier, or better, qualified to transact business in the State of Vermont, insuring against all legal liability for injuries or damages suffered as a result of the exercise of rights granted pursuant to this Agreement in an amount not less than \$1,000,000 each occurrence and \$2,000,000 general aggregate. The CITY shall be named as an additional insured on such insurance policy.

b. Prior to execution of this Agreement, LICENSEE shall furnish the CITY with a certificate of insurance which shall include the provision that the CITY is named as an additional insured

and shall be given 30 days written notification prior to cancellation of such insurance. The certificate shall be attached to this Agreement as Exhibit D.

c. The certificate of insurance shall be provided annually on or before its stated expiration. It is the responsibility of LICENSEE to ensure that a current certificate of insurance and endorsement are on file with the CITY at all times. **Failure to furnish a current certificate of insurance and endorsement will result in immediate revocation of this license.**

7. INDEMNIFICATION

LICENSEE agrees to indemnify, defend and hold the CITY harmless and free from liability arising out of LICENSEE'S use of the CITY'S right-of-way, and LICENSEE agrees to make no claim against the CITY or any of its officers, employees, agents or representatives for any loss or damage caused by the CITY'S use or maintenance of its right-of-way.

8. PERMITS

LICENSEE shall be responsible for obtaining all necessary CITY and/or State permits including zoning permits, prior to placement of the outdoor furniture.

9. NUISANCES PROHIBITED

LICENSEE shall not, during the term hereof, on or in the premises maintain, commit, or permit the maintenance or commission of any nuisance or violation of any applicable City of Burlington ordinance, State or Federal statute, or controlling bylaw, regulation, or condition imposed whether existing at the time of commencement of this Agreement or enacted, amended, or otherwise put into effect during the term of this Agreement.

10. ASSIGNMENT OF RIGHTS

LICENSEE shall not sell or assign its rights pursuant to this Agreement or permit the

use of the premises or any part thereof by any other entity without the express prior written consent of the CITY. Any unauthorized action in violation of this provision shall be void, and shall terminate LICENSEE'S rights pursuant to this Agreement.

11. LIMITATION OF RIGHTS

LICENSEE acknowledges that no property or other right is created other than that specifically defined and limited by this Agreement.

DATED at Burlington, Vermont this \_\_\_\_\_ day of \_\_\_\_\_,  
2010.

CITY OF BURLINGTON

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Bob Kiss,  
Mayor, Duly Authorized

BRENDA HUTCHINS, INC.  
d/b/a SAM'S UNFINISHED FURNITURE

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Brenda Hutchins,  
Duly Authorized

lb/c: NAF 2010/License Agree for Encumbrance – Sam's Unfinished Furniture, 372 No. Winooski Ave (Furniture Display)  
2010  
9/22/10