RENTAL AGREEMENT

THIS AGREEMENT made this <u>16th</u> day of June, 2015 is between CITY OF JONESBORO, hereinafter called Lessor and EAB Broadcastors, Inc. hereinafter called Lessee.

Lessor leases to Lessee, property in Jonesboro, Arkansas commonly known as the Craighead Forrest Park under the following conditions:

- 1. **TERM:** The term of this lease shall be for three (3) days, beginning on July 3, 2015, and ending at midnight on July 5, 2015.
- 2. RENT: Rent is payable in advance, no later than June 27, 2015 and shall be made in a single payment of one thousand and five hundred dollars (\$1,500.00). Said payment shall be delivered to the Lessor at 300 South Church Street, Jonesboro, Arkansas 72401.
- 3. USE: Lessee agrees to use said premises for the purpose of a July $4^{\rm th}$ Event, and for no other purpose.
- **4. SUBLET:** Lessee <u>may not</u> sublet the property or assign this lease without written consent of lessor.
- **5. USE:** The property shall be used for a July 4^{th} Event. Lessee shall be responsible for the following:
- a. Supplying and removing portable toilets to be placed on the premises for the use of the public during the activities on the property.
- b. Cleaning up the property following the event, to include trash pick up and repair of any damages caused by the public or the Lessee to the property during their use. Property must be left in the same condition as it was in prior to the event hosted by the Lessee.
- c. Lessee is responsible for providing for the smooth flow of traffic into and out of the event. In addition, Lessee will provide traffic control to ensure that no persons are parking in areas on the property which are restricted and not designated for parking of vehicles.

- d. Lessee will barricade restricted access areas to prevent the public from entering.
- e. Lessee will coordinate with fire and police and follow all safety requirements determined by them.
- f. Lessee will ensure that all food and/or drink vendors have all required licenses and permits.
- g. Lessee will ensure that all vendors providing entertainment services to the public have all required license, permits and liability insurance policies.
- 6. RISK OF LOSS: Lessee shall be solely responsible for losses including but not limited to any losses caused by fire on the premises during the rental period. In addition, Lessee shall be responsible for any damages caused by the public to the premises during the rental period. Lessee shall be required to maintain insurance to cover any losses caused by fire, damage, or otherwise to existing structures or to the premises as a whole.
- 7. INDEMNIFICATION: Lessee releases lessor from liability for and agrees to indemnify lessor against all losses incurred by lessor as a result of:
 - (a) Lessee's failure to fulfill any condition of this agreement;
 - (b) Any damage or injury happening in or about the house or premises to lessee's invitees or licensees or such person's property; and
 - (c) Lessee's failure to comply with any requirements imposed by any governmental authority.
- 8. FAILURE OF LESSOR TO ACT: Failure of lessor to insist upon strict compliance with the terms of this agreement shall not constitute a waiver of lessor's right to act on any violation.
- 9. REMEDIES CUMULATIVE: All remedies under this agreement or by law or equity shall be cumulative. If a suit for any breach of this agreement establishes a breach by lessee, lessee shall pay to lessor all expenses incurred in connection therewith.
- 10. NOTICES: Any notices required by this agreement shall be in writing and shall be deemed to be given if delivered personally or mailed by registered or certified mail.
- 11. COMPLIANCE WITH LAWS: Lessee agrees not to violate any

law, ordinance, rule or regulation of any governmental authority having jurisdiction of the leased premises. There shall be no alcoholic beverages allowed on the premises.

- 12. SEVERABILITY: Each paragraph of this lease agreement is severable from all other paragraphs. In the event any court of competent jurisdiction determines that any paragraph or subparagraph is invalid or unenforceable for any reason, all remaining paragraphs and subparagraphs will remain in full force and effect.
- 13. ENTIRE AGREEMENT: This agreement and any attached addendum constitute the entire agreement between the parties and no oral statements shall be binding.
- 14. INTERPRETATION: This lease agreement shall be interpreted according to and enforced under the laws of the State of Arkansas.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year set forth below.

CITY OF JONESBORO

LESSOR, HAROLD PERRIN, MAYOR

LESSEE, EAB Broadcastors

Inc.

ATTEST:

DONNA JACKSON, CITY CLERK



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

6/12/2015

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must be endorsed. If SUBROGATION IS WAIVED, subject to

the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s). CONTACT NAME: PHONE (A/C, No, Ext): E-MAIL PRODUCER Regions Insurance, Inc. 1465 E. Joyce Blvd., Ste 205 Fayetteville, AR 72703 Kathy Foster FAX (A/C, No): 479-684-5219 ADDRESS: kathy.foster@regions.com INSURER(S) AFFORDING COVERAGE NAIC # http://www.regions.com/rig.rf INSURER A: New Hampshire East Arkansas Broadcasters, Inc. PO Box 789 Wynn AR 72396 INSURER B: Granite State ins. Co. INSURER C: Hartford INSURER D : INSURER E : INSURER F CERTIFICATE NUMBER: 25086541 COVERAGES REVISION NUMBER: THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. ADDLISUBR POLICY EFF POLICY EXP TYPE OF INSURANCE POLICY NUMBER INSD WVD Ä COMMERCIAL GENERAL LIABILITY 01LX0240556341 1/9/2015 1/9/2016 1,000,000 EACH OCCURRENCE \$ DAMAGE TO RENTED PREMISES (Ea occurrence) 500,000 CLAIMS-MADE ✓ OCCUR \$ 10,000 MED EXP (Any one person) \$ 1,000,000 PERSONAL & ADV INJURY \$ 2,000,000 GEN'L AGGREGATE LIMIT APPLIES PER: GENERAL AGGREGATE \$ 2,000,000 PRO-JECT POLICY PRODUCTS - COMP/OP AGG \$ \$ OTHER: COMBINED SINGLE LIMIT (Ea accident) В **AUTOMOBILE LIABILITY** 02CA0190499601 1/9/2015 1/9/2016 \$ 1,000,000 BODILY INJURY (Per person) \$ ANY ALITO SCHEDULED AUTOS NON-OWNED AUTOS ALL OWNED AUTOS BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ HIRED AUTOS \$ UMBRELLA LIAB 02UD0428647961 1/9/2016 В 1/9/2015 OCCUR 3,000,000 EACH OCCURRENCE \$ EXCESS LIAB 3.000.000 CLAIMS-MADE AGGREGATE \$ DED RETENTION \$ С WORKERS COMPENSATION 38WECAJ7904 ✓ STATUTE AND EMPLOYERS' LIABILITY 1,000,000 ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? E.L. EACH ACCIDENT Υ N/A 1,000,000 (Mandatory in NH) E.L. DISEASE - EA EMPLOYEE \$ If yes, describe under DESCRIPTION OF OPERATIONS below E.L. DISEASE - POLICY LIMIT 1,000,000 DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER	CANCELLATION
City of Jonesboro 300 South Church Street Jonesboro AR 72401	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE
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