

LICENSE AGREEMENT

STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

This License Agreement ("Agreement") is made by and between FORT BEND COUNTY REALTY, LLC ("Licensor" whether one or more), a Texas limited liability company, and FORT BEND COUNTY, TEXAS ("County" or "Licensee"), a political subdivision of the state of Texas, for the purposes of installing and maintaining a groundwater monitoring well.

WHEREAS, Licensor manages that certain real property located at 1131 Blume Rd, Rosenberg, Fort Bend County, Texas 77471 on behalf of the property owner(s), which property is legally described below:

Being a 5.00 acre tract of land out of a 36.7118 acre tract of land being a part of Lots 36, 39, and 42 of the Rosenberg Farms Subdivision, located in the Henry Scott League, Abstract No. 83, Fort Bend County, Texas; said 5.00 acre tract of land being more particularly described by metes and bounds in Deed recorded under Clerk's File No. 20451112 of the Official Public Records of Fort Bend County, Texas. (the "Property").

WHEREAS, County desires to access Licensor's Property for the purposes of maintaining, monitoring, and testing a ground water monitoring well, state codes GWMW13 and GWMW14, on the Property; and

WHEREAS, by execution of this Agreement, the Parties desire to memorialize the terms by which County will access Licensor' Property for said Monitoring Wells.

NOW, THEREFORE, in consideration of the mutual promises contained herein and the benefits to be conferred upon the Parties, Licensor and County agree as follows:

1. Licensee's Use of the Property.

- (A) Licensor grant to County the right, privilege, and license to enter upon the Property, as necessary, for the purposes of maintaining, monitoring, sampling, and test of GWMW13 and GWMW14 (collectively, the "Monitoring Wells"), located on the Property as provided on Exhibit "A" attached hereto and incorporated by reference for all intents and purposes.

- (B) County's rights of ingress and egress to the Property shall be subject to reasonable directions from Licensor regarding the manner of such ingress and egress as follows:
- (1) County shall take all necessary precautions and care to protect the Property from any damage, including any fencing located on or around the Property, resulting from County's use and access of the Property.
 - (2) Upon leaving the Property, County shall ensure that all gates are closed and locked if such gates require locking.
 - (3) County shall have the right of pedestrian and vehicular ingress and egress over, across, and upon the Property and during the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday for the purposes of accessing the Monitoring Wells and for operating, repairing, inspecting, maintaining, replacing, and removing equipment for the same.
- (C) County shall have the exclusive right to control the maintenance, monitoring, sampling, and testing of the Monitoring Wells and shall further take reasonable measures and precautions to ensure that the Monitoring Wells are marked and safeguarded against any injury to persons on the Property.
- (D) County shall comply with all applicable federal, state, and local laws, statutes, ordinances, rules, and regulations. County shall further, at its sole expense, obtain and keep in effect any applicable licenses, permits, or other governmental authorizations required by law for its activities hereunder.
- (E) Upon termination of this Agreement, County shall remove the Monitoring Wells in accordance with standard professional engineering practices and shall restore the surface area of the Property affected by the Monitoring Wells to its original condition to the extent reasonably possible.

2. Term.

- (A) The term of this Agreement shall commence upon the date of execution by the last Party (the "Effective Date") and shall terminate upon the expiration of three (3) years after the Effective Date (the "Term"), unless sooner terminated according to provisions herein.

- (B) County may terminate this Agreement at any time during the Term upon thirty (30) days written notice to Licensor.
- (C) This Agreement may be renewed upon the same terms and conditions for an additional three year term by written agreement of the Parties.

3. Compensation and Payment.

- (A) In consideration of the rights granted to County under this Agreement, County shall pay Licensor an annual fee of seven hundred and 00/100 dollars (\$700.00) during the Term. The first payment of \$700.00 shall be made by County to Licensor within thirty (30) days after the Effective Date of this Agreement and shall thereafter be paid on or about October 15th of every following calendar year during the remainder of the Term.
- (B) Licensor understands and agreed that the Maximum Compensation payable to Licensor by County for the Term of this Agreement and the total maximum sum that County may become liable to pay Licensor hereunder shall not under any conditions or circumstances exceed Two Thousand One Hundred and 00/100 Dollars (\$2,100.00) without a County approved change order.

4. Notice. Any and all notices required or permitted under this Agreement shall be in writing and shall be mailed by certified mail, return receipt requested, or personally delivered to the following addresses:

If to County: Fort Bend County Engineering
Attn: County Engineer
301 Jackson Street,
Richmond, Texas 77469

And

Fort Bend County, Texas
Attention: County Judge
401 Jackson Street, 1st Floor
Richmond, Texas 77469

If to Licensor : Fort Bend County Realty, LLC
1622 S Hearthside Dr.
Richmond, Texas 77469-1368

5. **No Assignment.** Neither Party may assign this Agreement to another party without the express written consent of the other Party to this Agreement, which consent shall not be unreasonably withheld. Licensor further understand and agree that County's rights and privileges conferred by this Agreement may be exercised by its agents, servants, employees, or contractors.
6. **Applicable Law and Venue.** This Agreement shall be construed according to the laws of the state of Texas. Venue for any claim arising out of or relating to the subject matter of this Agreement shall lie in a court of competent jurisdiction of Fort Bend County, Texas.
7. **Entire Agreement and Modification.** This Agreement constitutes the entire Agreement between the Parties and supersedes all previous agreements, written or oral, pertaining to the subject matter of this Agreement. Any amendment to this Agreement must be in writing and signed by each Party to come into full force and effect.
8. **No Waiver of Powers or Immunity.** It is understood and agreed that, by execution of this Agreement, County does not waiver or surrender any of its governmental powers or immunity.
9. **Multiple Counterparts.** This Agreement may be executed in multiple counterparts, each having equal force and effect of an original.

{Execution Pages Follow}

SIGNED and **ENTERED** this _____ day of _____, 2023.

FORT BEND COUNTY, TEXAS

KP George, County Judge

ATTEST:

Laura Richard, County Clerk

APPROVED:



J. Stacy Slawinski, P.E., County Engineer

LICENSOR

FORT BEND COUNTY REALTY, LLC

By: 
Kent Nutt, Manager

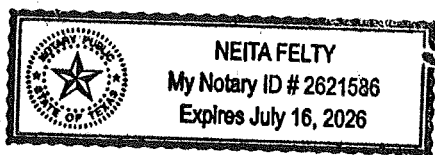
By: 
Keith Nutt, Manager

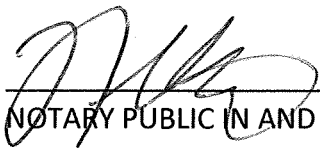
ACKNOWLEDGMENT

THE STATE OF TEXAS §
 §
COUNTY OF Harris §

This instrument was acknowledge before me, the undersigned notary, by Kent Nutt and Keith Nutt, managers of Fort Bend County Realty, LLC, a Texas limited liability company, on behalf of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 18 day of November, 2023.




NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

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EXHIBIT A

