

STATE OF TEXAS §
 §
 COUNTY OF FORT BEND §

**LICENSE AGREEMENT FOR USE OF FIELDS AT
 FORT BEND COUNTY HARLEM ROAD PARK**

THIS License Agreement ("License" and/or "Agreement") is made and entered into by and between Fort Bend County (hereinafter "County"), a body corporate and politic under the laws of the State of Texas, and LAMAR LITTLE LEAGUE, INC. (hereinafter "Lamar Little League"), a 501(c)(3) nonprofit organization authorized to conduct business in the State of Texas.

WITNESSETH

WHEREAS, Fort Bend County hereby adopts Chapter 320 of the Local Government Code for the purpose of acquiring, improving, equipping, maintaining, financing, and operating one or more public parks; and

WHEREAS, Fort Bend County Commissioners Court elects to exercise and perform the powers authorized by Chapter 320 which includes executing a contract pertaining to a park under its control, namely Fort Bend County Harlem Road Park ("Harlem Road Park"); and

WHEREAS, Lamar Little League desires to assist County in providing recreational facilities for the citizens of the County, to promote the sport and hobby of little league baseball and develop within the citizens of the County the spirit of good sportsmanship and cooperation, as well as provide a means to actively and recreationally occupy the time and leisure of said citizens; and

WHEREAS, Lamar Little League has requested permission to use a certain portion of Harlem Road Park, for the purposes described above, to be used by persons residing in the County; and

WHEREAS, the County is willing to allow Lamar Little League to use a certain portion of Harlem Road Park for the purposes set forth above; and

WHEREAS, Lamar Little League is willing to supervise and manage the said fields and appurtenances thereto, which is a benefit to County; and

WHEREAS, County finds that this License serves a public purpose;

NOW, THEREFORE, in consideration of the mutual covenants, licenses, and benefits to both parties, it is agreed as follows:

AGREEMENT

1. **Property.**

1.1. Subject to the provisions of this License, the County licenses Lamar Little League a revocable right to use the following described portion of Fort Bend County Harlem Road Park (Harlem Road Park), located in Fort Bend County Texas:

Those certain fields located on a tract of land being a part of Fort Bend County, Harlem Road Park; said area being identified with hatch lines as "Field 3" and "Field 4" on the map or diagram marked "Exhibit A" attached hereto and incorporated herein by reference, hereinafter called "Property."

1.2. The license granted herein permits Lamar Little League to use, schedule use of, and maintain the above described Property for the purposes of providing sporting activities and play fields for the residents of Fort Bend County and surrounding areas.

1.3. This license does not convey any interest in Property to Lamar Little League. The license is merely a license to use the Property according to the terms thereof.

2. **Term.**

2.1. The Term of this Agreement shall commence upon the date of execution by County ("Effective Date") and terminate on the one (1) year anniversary of the Effective Date ("Termination Date"). This Agreement will not automatically renew each year. A renewal request for an additional term for one (1) year, with the County's consent, unless terminated in accordance with this Agreement.

3. **Name.**

3.1. The fields are to be known as "Fort Bend County Harlem Road Park Baseball Field."

4. **Maintenance.**

4.1. Lamar Little League shall provide for all maintenance at the Property, to the satisfaction of County, upon County's prior written permission and/or consent, and at the sole expense of Lamar Little League. Such maintenance shall include, but not be limited to maintenance of grounds, buildings, fences, playing areas, spectator areas and on-site sewage systems, if applicable.

4.2. Lamar Little League shall provide all supplies and materials necessary to perform the maintenance requirements described herein at the sole expense of the Lamar Little League. County may perform periodic unannounced and/or noticed inspections of the fields and appurtenances thereto to determine the condition thereof.

5. **Improvements or Installations.**

5.1. This license does not create a right by Lamar Little League to construct or install any fixtures, improvements, alterations or additions thereto, made and/or installed in or upon the fields by Lamar Little League, including, but not limited to the playing areas, the appurtenances thereto, team quarters (including lockers and showers), public

restrooms, electronic scoreboards, sidewalks, shrubberies, stands, floodlighting facilities.

- 5.2. Should any fixtures or improvements be installed with or without the permission of the County, the County may order that the fixture, improvement, alteration or addition be removed or alternately that they become the property of the County when installed and/or constructed upon the fields. Except as otherwise provided herein, all property that may be moved without damage to the Property, as determined solely by County, does not become the property of the County, but remains the property of the Lamar Little League. Upon termination of this license, any movable property not removed by Lamar Little League before the date of termination becomes the property of the County.
- 5.3. LAMAR LITTLE LEAGUE SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE COUNTY FOR ALL DAMAGES AND EXPENSES, INCLUDING REASONABLE ATTORNEY FEES, FOR OR ON ACCOUNT OF ANY NECESSARY LEGAL ACTION TO REMOVE THE THREAT OF THE FILING OF A LIEN OR THE REMOVAL OF ANY LIEN.

6. Liability and Insurance.

- 6.1. Lamar Little League shall furnish County with insurance certificates(s) and a copy of each policy that is in effect as of the effective date of this Agreement for verification and approval by the County Risk Management Department. Lamar Little League shall provide County subsequent insurance certificates throughout the term of the Agreement upon request. Lamar Little League shall carry Commercial General Liability insurance at minimum combined single limits of \$1,000,000 per-occurrence and \$2,000,000 general aggregate for bodily injury and property damage, which coverage shall include independent contractors, and contractual liability each at \$1,000,000 per occurrence. Coverages shall be written on per occurrence forms. Policies shall name the County, its elected and appointed officials, agents, and employees as additional insureds.
- 6.2. LAMAR LITTLE LEAGUE EXPRESSLY AGREES TO DEFEND, INDEMNIFY AND HOLD HARMLESS THE COUNTY FROM AND AGAINST ANY AND ALL LOSS, DAMAGE, CLAIMS, DEMANDS, LAWSUITS, LIABILITY, JUDGMENTS AND EXPENSES, INCLUDING ATTORNEY FEES, INVESTIGATIVE COSTS, AND OTHER COSTS OF LITIGATION, IN ANY MANNER ARISING OUT OF THE ACTS OR OMISSIONS OF LAMAR LITTLE LEAGUE AND LAMAR LITTLE LEAGUE'S EMPLOYEES, CONTRACTORS, REPRESENTATIVES, MEMBERS, AGENTS, GUESTS, INVITEES AND VOLUNTEERS, IN THEIR USE OF THE PROPERTY, IRRESPECTIVE OF WHETHER THE COUNTY WAS CONCURRENTLY NEGLIGENT.
- 6.3. Lamar Little League shall ensure that a "FORT BEND COUNTY ATHLETIC FACILITY RELEASE OF LIABILITY FOR PARTICIPANT", attached hereto as Exhibit B, is executed on behalf of each Lamar Little League participant prior to participation. Additional copies of the Release of Liability will be made available to County upon request.
- 6.4. County makes no representation, warranty, or guarantee with respect to the condition of the Property, the presence or absence of pits or depressions in the surface of the fields, the type or condition of the soil or other material within the soil, and the

presence of pipes or other objects in the soil. LAMAR LITTLE LEAGUE ACCEPTS THE PROPERTY AND ALL APPURTENANCES AND IMPROVEMENTS THERETO, "AS IS, WHERE IS AND WITH ALL FAULTS."

7. Conduct/Security.

- 7.1. Lamar Little League shall exercise proper supervision and control of all activities of Lamar Little League on the Property. In exercising the rights and performing the obligations required of it under the terms of this license, Lamar Little League shall comply, and shall require all persons using the Property to comply, with all applicable federal, state, county and city laws, ordinances, rules and regulations, including the Park Rules that may be adopted from time to time by the Commissioners Court. Said Park Rules are incorporated herein by reference as if copied herein verbatim. Additionally, Lamar Little League shall at all times maintain and enforce good order and fair sportsmanship upon the Property, and shall not permit any conduct, behavior or practice in violation of any federal, state, or municipal laws, rules, regulations or ordinances or of a sort likely to bring discredit or humiliation upon anyone, including Fort Bend County and its governing body.
- 7.2. Lamar Little League shall not discriminate against any person or persons because of race, color, religion, sex, or national origin with regard to participation in the activities of the League upon the Property.
- 7.3. Lamar Little League may and is encouraged to create and distribute to users of the Property a written guideline or code of conduct. The guideline or code of conduct may not conflict with any federal, state, county and/or city ordinance, rule, and regulation. However, Lamar Little League may require conduct of a higher standard or degree of character than is required under all rules and laws so long as the prescribed conduct does not discriminate against any person on the basis of their race, color, religion, sex, or national origin. Lamar Little League shall provide to the County any such guideline or code of conduct. The County reserves the right to amend the guidelines or code of conduct.
- 7.4. Lamar Little League shall provide all necessary security personnel at the sole expense of Lamar Little League for the events it sponsors or conducts on the Property.
- 7.5. Lamar Little League acknowledges and agrees that it is neither the responsibility nor the right of persons other than those representing Fort Bend County Parks and Recreation Department to enforce park rules and regulations. Lamar Little League shall contact Fort Bend County Parks & Recreation if any Lamar Little League participant witnesses a violation of Park Rules or actions inconsistent with expectations of a public setting. For emergency situations, Lamar Little League shall call the Fort Bend County Sheriff's Office for assistance.
- 7.6. Lamar Little League agrees to comply with any health related protocols as requested by the County. Licensee further agrees to abide by any applicable County or state regulations.

8. **Times/Calendar.**

- 8.1. County may establish the day-to-day times when the Lamar Little League may use the Property for its activities. The County may post signs at or near the entrance to the Property stating the times when the Property is open to the public and the Lamar Little League.
- 8.2. Lamar Little League may use the Property at all times during the calendar year pursuant to its County approved schedule as shown in Exhibit C, and incorporated herein for all purposes.
- 8.3. **Except, that at all times the Property is scheduled for public use and/or other events by the County, Lamar Little League shall have right of first refusal for use of the Property as set forth in the Use Schedule attached hereto as Exhibit C, and incorporated herein for all purposes.** Public use times shall specifically be for use by the public, and/or other organizations, including but not limited to Lamar Little League, who are selected for said public or other use of the Property, by and through the sole discretion of the County. Public use times shall include use of all athletic fields, including but not limited to, fields that are subject to this License Use Agreement.
- 8.4. Notwithstanding the foregoing, the County may alter or change the dates and times that Lamar Little League may use the Property. The County may, with or without notice to Lamar Little League, prohibit entry into and use of the Property whenever it is necessary, as determined by County. Unless an act of God, war or other public calamity requires closure of the Property, the County may give notice to Lamar Little League, in the manner described herein of any change in the Park's calendar.
- 8.5. Lamar Little League shall be required to provide a written schedule of games and practices for each athletic season. Lamar Little League shall be responsible for scheduling use of the Property by its organization. County shall be sole responsible for scheduling use of the Property by other youth/adult organizations. Lamar Little League shall not deny the use of the Property to any organization that does not interfere with the normal Lamar Little League playing season.

9. **Notice.**

- 9.1. The license may be terminated by either party, with or without cause, by giving written notice to the other party at least thirty (30) days prior to the date of termination.
- 9.2. Notice to County shall be given by registered or certified U.S. Mail, Return Receipt Requested, postage prepaid addressed to:

Fort Bend County
Attn: County Judge
401 Jackson St., 1st floor
Richmond, Texas 77469

With copy to:

Fort Bend County
Attn: Parks Director
301 Jackson St.
Richmond, Texas 77469

9.3. Notice to Lamar Little League shall be given by registered or certified U.S. Mail, Return Receipt Requested, postage prepaid addressed to:

Lamar Little League, Inc.
c/o Chris Dahlman
21311 Shawnee Park Drive
Richmond, Texas 77406

9.4. Notice is considered given and completed upon deposit of the notice in the U.S. Mail.

9.5. Each party may change its respective address and specify as its address any other address in the State of Texas by giving at least fifteen (15) days written notice of such change to the other party.

10. Income.

10.1. Lamar Little League may sell "concession items" such as food, beverages, and activity "programs" without need for prior approval from County; however, Lamar Little League shall not charge third parties for use of, or admission to, the athletic fields at Fort Bend County Harlem Road Park.

10.2. Lamar Little League must have prior written approval from County regarding any other uses of the property for production of income not named herein.

10.3. Lamar Little League is strictly prohibited from assigning, subletting, subleasing, and/or creating any co-tenancy or co-licensing relationships with any other organizations, entities, or individuals regarding this license for use of County property and in particular use of the athletic fields at Fort Bend County Harlem Road Park.

10.4. Any tournament fees charged to third party organizations by Lamar Little League for use of County property is strictly prohibited. County may in its sole discretion modify this provision, but only after receipt of any and all tournament documents, contracts, proof of liability insurance, listing County and its Commissioner's Court as additional insureds and other documents as the County deems appropriate. This provision shall in no way operate as a waiver or estoppel of other provisions herein relating to income or Lamar Little League's use of County property at Fort Bend County Harlem Road Park.

11. Miscellaneous.

11.1. Paragraph captions herein are merely descriptive and do not add to or detract from the content of this license.

11.2. Any oral representations or modifications concerning this license are of no force or effect; and this license may be modified or changed only by the Commissioners Court.

11.3. Lamar Little League shall provide the County at all times with the current names, addresses and phone numbers of the President, chief acting officer, vice-president and each board member of Lamar Little League.

11.4. This license shall be governed under Texas law, and it shall be performed entirely in Fort Bend County, Texas.

- 11.5. The person signing this license on Lamar Little League's behalf hereby represents that he or she is authorized by the Lamar Little League's Board of Directors to execute this license on Lamar Little League's behalf.
- 11.6. No statement contained in this license shall be construed so as to find Lamar Little League or any of its participants, to be an employee, or agent of the County, and Lamar Little League and its participants shall be entitled to none of the rights, privileges, or benefits of County employees except as otherwise may be stated herein nor shall Lamar Little League or its participants hold itself out as an employee or agent of the County.
- 11.7. In the event of one or more of the provisions contained in this license shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof and this license shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.
- 11.8. The waiver by either party of a breach of any provision of this license shall not operate as or be construed as a waiver of any subsequent breach.
- 11.9. Any amendments to this license shall be of no effect unless in writing and signed by both parties hereto.
- 11.10. Lamar Little League shall not assign this license, or any interest arising herein, without the prior written consent of County.
- 11.11. The parties may not amend or waive this Agreement, except by a written agreement executed by both parties. No failure or delay in exercising any right or remedy or requiring the satisfaction of any condition under this Agreement, and no course of dealing between the parties, operates as a waiver or estoppel of any right, remedy, or condition. The rights and remedies of the parties set forth in this Agreement are not exclusive of, but are cumulative to, any rights or remedies now or subsequently existing at law, in equity, or by statute.

12. Termination.

- 12.1. County may terminate this Agreement at any time upon thirty (30) days written notice.
- 12.2. County may terminate the whole or any part of this Agreement for cause if Lamar Little League materially breaches any of the covenants or terms and conditions set forth in this Agreement or fails to perform any of the other provisions of this Agreement or so fails to make progress as to endanger performance of this Agreement in accordance with its terms, and in any of these circumstances does not cure such breach or failure to County's reasonable satisfaction within a period of ten (10) calendar days after receipt of notice from County specifying such breach or failure.
- 12.3. If County terminates this Agreement prior to the termination date, County shall not be subject to any early termination fee or other penalty.

13. Certain State Law Requirements for Contracts.

- 13.1. The contents of this Section are required by Texas Law and are included by County regardless of content. By signature below, Lamar Little League represents pursuant to Section 2252.152 of the TEXAS GOVERNMENT CODE, that Lamar Little League is not listed on the website of the Comptroller of the State of Texas concerning the listing of companies that are identified under Section 806.051, Section 807.051 or Section 2253.153.
- 13.2. Agreement to Not Boycott Israel Chapter 2270 TEXAS GOVERNMENT CODE: By signature below, Lamar Little League verifies Lamar Little League does not boycott Israel and will not boycott Israel during the term of this Agreement.

14. Human Trafficking. BY ACCEPTANCE OF CONTRACT, LAMAR LITTLE LEAGUE ACKNOWLEDGES THAT FORT BEND COUNTY IS OPPOSED TO HUMAN TRAFFICKING AND THAT NO COUNTY FUNDS WILL BE USED IN SUPPORT OF SERVICES OR ACTIVITIES THAT VIOLATE HUMAN TRAFFICKING LAWS.

15. Understanding, Fair Construction.

- 15.1. By execution of this Agreement, the parties acknowledge that they have read and understood each provision, term and obligation contained in this Agreement. This Agreement, although drawn by one party, shall be construed fairly and reasonably and not more strictly against the drafting party than the non-drafting party.

16. Electronic and Digital Signatures.

- 16.1. The parties to this Agreement agree that the electronic and/or digital signatures of the parties included in this Agreement are intended to authenticate this writing and to have the same force and effect as the use of manual signatures.

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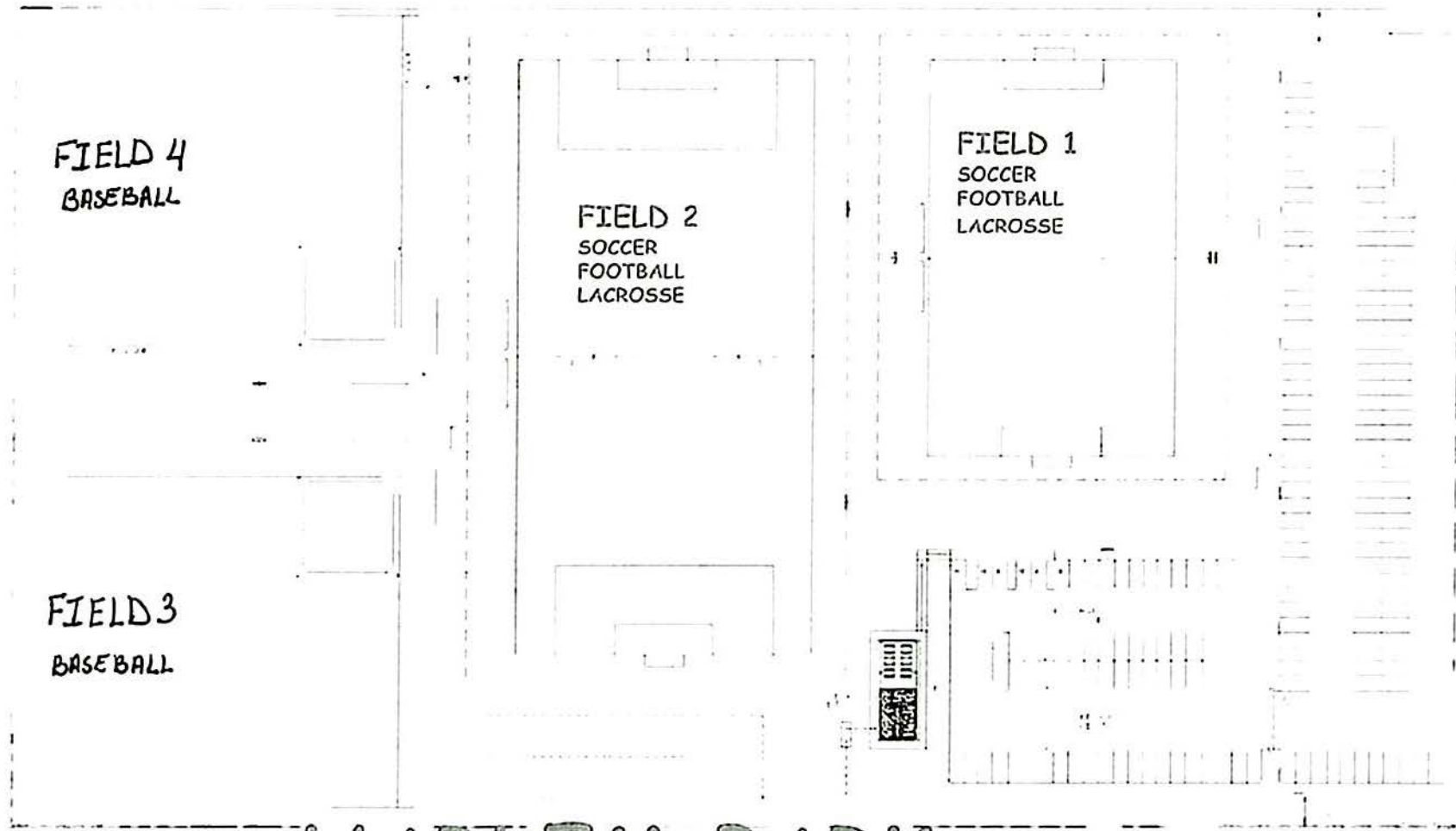
{EXECUTION PAGE TO FOLLOW}

EXHIBIT A



Google Earth Imagery date: 11/17/20-newer

40 m Camera: 250 m 29°36'28"N 95°42'52"W 25 m



HARLEM PARK

FOR RESERVATIONS: 832-471-2583

- 2 BASEBALL FIELDS
- 1 LG MULTI-SPORT FIELD
- 1 SM MULTI-SPORT FIELD

EXHIBIT B

THIS WAIVER MUST BE FILLED OUT BY EACH USER. WHERE THE USER IS UNDER THE AGE OF 18, A WAIVER MUST BE FILLED OUT BY THE MINOR'S PARENT OR LEGAL GUARDIAN.

**FORT BEND COUNTY PARK FACILITIES
ACKNOWLEDGEMENT OF RISK, RELEASE AND WAIVER OF LIABILITY AGREEMENT**

Notice: This is a legally binding agreement. Please read it thoroughly and understand its contents.

THIS ACKNOWLEDGEMENT OF RISK, RELEASE AND WAIVER OF LIABILITY AGREEMENT sets forth the terms and conditions applicable for participation in physical, recreational activities at one or more of Fort Bend County Park Facilities (herein referred to as "Activity") with Fort Bend County.

Participating in this Physical, Recreational Activity presents inherent dangers and risks, both anticipated and unanticipated, including all manner of injury (both physical and emotional), paralysis, death, damage to property or to other participants, or other losses. NONETHELESS, I AGREE THAT I ASSUME ALL RISKS, WHETHER KNOWN OR UNKNOWN TO ME.

Following consideration and recognition of the inherent risks of participation in Activity, I, RELEASE FROM LIABILITY and WAIVE THE RIGHT TO SUE Fort Bend County, Texas, its employees, officers, volunteers, and agents (collectively "the County") from any and all claims, including those resulting from any physical injury, illness, death, pain or suffering, or economic loss, that I may suffer due to participation in this Activity, whether participation is supervised or unsupervised expressly including but not limited to loss, injury or death caused or contributed to by the negligence or gross negligence of Fort Bend County and/or its employees, officers, volunteers and agents.

If I require medical treatment, the County is authorized to obtain medical treatment for me. I AGREE NOT TO HOLD THE COUNTY RESPONSIBLE FOR ANY CLAIMS RESULTING FROM ANY MEDICAL TREATMENT.

I agree as Parent/Guardian of the below named minor child to indemnify and hold harmless Fort Bend County, its employees, officers, volunteers and agents (collectively "the County") from and against any and all claims made by the minor child arising out of or caused by, directly or indirectly, from any physical injury, illness, death, pain or suffering, economic loss, that the minor child may suffer due to participation in this activity including but not limited to loss, injury or death caused or contributed to by the negligence or gross negligence of Fort Bend County and/or its employees, officers, volunteers and agents.

I understand that this document is written to be as broad and inclusive as legally permitted by the State of Texas. I understand the legal consequences of signing this document including (A) RELEASING COUNTY FROM ALL LIABILITY, (B) WAIVER OF MY RIGHT TO SUE COUNTY, AND (C) ASSUMPTION OF ALL RISKS OF PARTICIPATING IN THIS ACTIVITY.

I agree that if any portion of this Release is held invalid or unenforceable, I will continue to be bound by the remaining terms. By my signature, I warrant that I am at least 18 years old; that I have the legal authority to sign this **RISK, RELEASE AND WAIVER OF LIABILITY AGREEMENT**, and that I sign it of my own free will.

Signature of Individual/Guardian: _____ Date: _____

Printed Name _____ Name of Minor Child (if any) _____

EXHIBIT C

**FORT BEND COUNTY HARLEM ROAD PARK
BASEBALL FIELDS NO. 3 & 4 - USE SCHEDULE
LAMAR LITTLE LEAGUE, INC.
(During Baseball Season)**

October 1, 2021 - November 30, 2021

February 1, 2022 – June 30, 2022

September 1, 2022 – September 30, 2022

**Mondays through Fridays
(Practice days only)**

6:00 pm – 8:00 pm

EXHIBIT D

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

1 of 1

Complete Nos. 1 - 4 and 6 if there are interested parties.
 Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

**OFFICE USE ONLY
 CERTIFICATION OF FILING**

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
 Lamar Little League, Inc.
 Richmond, TX United States

Certificate Number:
 2021-804093

Date Filed:
 09/20/2021

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
 Fort Bend County

Date Acknowledged:
 10/28/2021

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
 09/20/2021
 Use of county park for little league baseball practices

4	Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
			Controlling	Intermediary

5 Check only if there is NO Interested Party.

6 UNSWORN DECLARATION

My name is _____, and my date of birth is _____.

My address is _____, _____, _____, _____, _____.
(street) (city) (state) (zip code) (country)

I declare under penalty of perjury that the foregoing is true and correct.

Executed in _____ County, State of _____, on the _____ day of _____, 20____.
(month) (year)

 Signature of authorized agent of contracting business entity
 (Declarant)