

SHORT TERM LICENSE AGREEMENT

371 ARTISTS WALK, PARK FOREST, IL

OWNER INFORMATION:

Village of Park Forest

350 Victory Drive, Park Forest, IL. 60466

LICENSEE DETAILS:

Name: _____

Business Name: _____

Address: _____

Telephone: _____

E-Mail: _____

Tax ID #: _____

TERM: Commencement: _____

Expiration: _____

A: License of 371 Artists Walk, 10,500 square feet, includes the following facilities and services: Use of the entire theater space, furnishings, seating (179, plus limited handicap area), theater / seating lighting, electricity, heat and air conditioning. Owner has the right to meet with proposed equipment operator. Scheduling will be at a mutually convenient time.

B: Food is not permitted in the theater

C: Licensee must be 21 years and older

D: The Licensee shall use customary diligence in care of the Premises. Licensee agrees to be responsible for all items listed in "A" during scheduled usage and to leave the space clean and in its original condition (theater/ washrooms clean, lights off, thermostat set at a reasonable temperature.). If this is not done, an additional cleaning fee of \$200.00 will be charged.

E: Keys to the theater will be turned into the DownTown Management Office at 226 Forest Boulevard twenty four (24) hours after expiration date.

F: Provide Certificate of Insurance for the person or group occupying 371 Artists Walk.

G: Crowd Control Park Forest Fire Codes require that all assembly occupancies i.e., theaters, restaurants, banquet facilities, meeting rooms, nightclubs, etc., shall have a minimum of one person trained in crowd management at all times that they are open to the public. The Park Forest Fire Department offers free on-line training in crowd management at their website <http://pffd.vopf.com/crowd-manager-training.html> . The training takes about an hour to complete and is followed by a short quiz. After successful completion of the program, participants will receive a certificate that is good for a period of two years. For more information on the program, please contact the Park Forest Fire Department at 708-748-5605.

H: Licensee agrees to indemnify, protect, defend and hold harmless the owner of the property and all their respective representatives from any liability, demand or claim made (including counsel fees and costs) for injury or accidental harm that may arise from the use of this facility for the duration of the contract period.

I: No fire arms are allowed in this theatre and any other DownTown buildings owned by the Village of Park Forest.

Fees:

License Fee per Month:	\$ 2,500.00	/	Security Deposit	\$1,000.00
Per Week	\$ 625.00	/	Security Deposit	\$ 325.00
Per Day:	\$ 150.00	/	Security Deposit	\$ 100.00

- o Plus a \$50.00 non refundable clean up charge
- o Security Deposit will be refunded once 371 Artists Walk's keys have been returned to DownTown Management Office and the space has been inspected.

The DownTown Management may chose to run a credit check on the signer of this Agreement and may ask for a Personal Guaranty if this is a new renter.

This agreement is a legally binding contract. Before signing, please read it carefully to check the dates, times, services and general terms of the Agreement. If any information is incorrect, please inform us immediately. If correct, sign both copies and return them to the Village of Park Forest. Both copies will be executed by the Owner and one executed copy will be returned to you. Deposits are non-refundable and non-transferable. The Agreement is not confirmed until both copies are executed.

LICENSEE: _____

LICENSOR: _____

DATED: _____