

LICENSE AGREEMENT

THIS AGREEMENT, entered into this 18 day of Feb., 2008, by and between the Warren Co. Youth Baseball of Warren, Pennsylvania, hereinafter referred to as "LICENSOR"

AND

The **WARREN COUNTY SCHOOL DISTRICT** of 185 Hospital Drive, North Warren, Pennsylvania, 16365-4885, hereinafter referred to as "DISTRICT".

RECITALS

WHEREAS, the Licensor presently owns premises which include open fields and/or indoor facilities useful for the practice or play of athletic sports; and

WHEREAS, the District desires to utilize said fields and/or facilities for the athletic activities set forth below; and

WHEREAS, the parties wish to set forth in writing the terms under which the District may utilize the Licensor's premises for the purposes outlined below.

NOW, THEREFORE, the Parties desire to enter into this License Agreement upon the following terms and conditions:

1. The Licensor does hereby grant permission to the District to go upon and use that portion of the Licensor's premises described below upon the terms and conditions hereinafter set forth.

2. The portion of the Licensor's premises to be used by the District are as follows
Softball/Baseball/Fields for Practice or games of Little League
Fields _____

3. The parties agree that the District shall utilize the premises described in the preceding paragraph on the following dates for the following purposes:

March/April/May

4. When the premises involve outdoor facilities, the District is also afforded the opportunity to go upon those premises for the purpose of applying lines, erecting goals, and performing other maintenance and installation of improvement incident to the scheduled activities set forth in the preceding paragraph.

5. During the time frame set forth in paragraph three hereof, the District agrees to perform the following items of maintenance: _____ Mow and maintain fields that we use during high school baseball and softball season _____

6. The District agrees to refrain from affixing any permanent structures and from committing waste of any other type upon the Licensor's premises. Upon the completion of the scheduled activities as set forth above, the District agrees to take the steps necessary to return the premises to the condition which reasonably approximates the condition of the premises prior to the District's use of the premises.

7. The District agrees to provide prompt notification to the Licensor of any deviation from or cancellation of the scheduled use of the facilities as set forth above.

8. The effective date of this License Agreement shall be regarded as April 2008 _____, and the term of this Lease shall be for a period of one (1) year, until April 2009 _____. Thereafter, this License Agreement shall renew automatically on an annual basis unless terminated by either Party hereto. Termination shall be accomplished by the giving of written notice, to the other Party, at any time prior to the renewal of the Lease term.

9. The District assumes all risk of accident and damage to the District, the District's equipment, and all persons working with the District and agrees that it has inspected the premises and takes the premises as it finds them, it being agreed that this Agreement is entered into for the convenience of and at the request of the District. The District also agrees to indemnify and hold the Licensor harmless from all claims, suits, causes of action, and demands made or brought by any third party against the Licensor, the Licensor's officers, employees, agents and assigns, on account of accident or injury to the persons or property of third parties which may arise out of or on account of the operations and uses of the District under this Agreement.

10. Special Provisions:

IN WITNESS WHEREOF, the Parties hereto, intending to be legally bound hereby, for themselves, their respective heirs, executors, successors and assigns, have hereunto set their hands the day and year first above written.

WARREN COUNTY SCHOOL DISTRICT

President, Board of School Directors_____
Date

LICENSOR

Edward J. Orunde
Facility Representative
(YBSA PRESIDENT)

02-20-2008
Date

WITNESSES:

ATTEST: (SEAL)

LICENSE AGREEMENT

THIS AGREEMENT entered into the 18 day of Feb 2008 by and between the YOUTH BASEBALL LEAGUE of Warren of Pennsylvania, hereinafter referred to as "LICENSOR" CONVENTIM 40 TOWNSHIP

AND

The WARREN COUNTY SCHOOL DISTRICT of 185 Hospital Drive, North Warren, Pennsylvania, 16365-4885, hereinafter referred to as "DISTRICT".

RECITALS

WHEREAS, the Licensor presently owns premises which include open fields and/or indoor facilities useful for the practice or play of athletic sports; and

WHEREAS, the District desires to utilize said fields and/or facilities for the athletic activities set forth below; and

WHEREAS, the parties wish to set forth in writing the terms under which the District may utilize the Licensor's premises for the purposes outlined below:

NOW, THEREFORE, the Parties desire to enter into this License Agreement upon the following terms and conditions:

1. The Licensor does hereby grant permission to the District to go upon and use that portion of the Licensor's premises described below upon the terms and conditions hereinafter set forth.

2. The portion of the Licensor's premises to be used by the District are as follows: Baseball Field for Practice or games

3. The parties agree that the District shall utilize the premises described in the preceding paragraph on the following dates for the following purposes:

March/April/May

4. When the premises involve outdoor facilities, the District is also afforded the opportunity to go upon these premises for the purpose of applying laws, setting goals, and performing other maintenance and installation of improvement incident to the scheduled activities forth in the preceding paragraph.

5. During the time frame set forth in paragraph three hereof, the District agrees to perform the following items of maintenance: Mow and maintain fields that we use during high school baseball and softball season

6. The District agrees to refrain from affixing any permanent structures and from committing waste of any other type upon the Licensor's premises. Upon the completion of the scheduled activities as set forth above, the District agrees to take the steps necessary to return the premises to the condition which reasonably approximates the condition of the premises prior to the District's use of the premises.

7. The District agrees to provide prompt notification to the Licensor of any deviation from or cancellation of the scheduled use of the facilities as set forth above.

8. The effective date of this License Agreement shall be regarded as April 2008, and the term of this Lease shall be for a period of one (1) year, until April 2009. Thereafter, the License Agreement shall renew automatically on an annual basis unless terminated by either Party hereto. Termination shall be accomplished by the giving of written notice, to the other Party, at any time prior to the renewal of the Lease term.

9. The District assumes all risk of accident and damage to the District, the District's equipment, and all persons working with the District and agrees that it has inspected the premises and takes the premises as it finds them, it being agreed that this Agreement is entered into for the convenience of and at the request of the District. The District also agrees to indemnify and hold the Licensor harmless from all claims, suits, causes of action, and demands made or brought by any third party against the Licensor, the Licensor's officers, employees, agents and assigns, on account of accident or injury to the persons or property of third parties which may arise out of or on account of the operations and uses of the District under this Agreement.

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WARREN COUNTY SCHOOL DISTRICT

President, Board of School Directors

Date

LICENSOR

Facility Representative

Date 02-20-2008

(1054 RESIDOR)

WITNESSES

ATTEST: (SEAL)