CITY CLERK
ORIGINAL

C-10584
01/13/2016

USE AGREEMENT
Glendale Media Center Studios

This USE AGREEMENT for the Glendale Media Center Studios ("Agreement") is entered into between the City of Glendale, an Arizona municipal corporation ("CITY"),and WIS, LLC a foreign limited liability company, ("USER"), collectively, "Parties," and is effective only for the date(s) of use listed below.

1. PURPOSE AND EVENT NAME: USER has the nonexclusive right to occupy and use the Glendale Media Center, Studio A ("Studio"), for the following purposes and no other: **for the purpose of College Football Playoff coverage.**

2. GRANT OF USE: CITY grants to USER the right to use the facility and any authorized surrounding parking lots or equipment staging areas located in the vicinity of 9494 W. Maryland Avenue, Glendale, Arizona, collectively "Studio," for and in consideration of the rents and charges listed within this Agreement. The date(s) of use and rate along with a description of the rented space and use of the rented space are as follows:

a)	Date(s):	January 8 through January 11, 2016
b)	Deposit:	$0.00
c)	Rent:	$0.00
d)	Costs:	College Football Playoff $750
e)	Total Due:	$0.00

PAYMENT IN FULL DUE ON RECEIPT NO LATER THAN JANUARY 4

3. RESERVATION: Return of this Agreement, properly signed on the last page and proof of insurance as required under paragraph 17, constitutes a reservation for the planned date(s) of use. Payment in full of the use fee is due upon execution of this Agreement. All payment instruments should be made payable to the City of Glendale. The CITY reserves the right to require further assurances of the method of payment.

4. CANCELLATION OF RESERVATION OR USE: In the event of cancellation for any reason or circumstance, NO REFUND shall be issued.

5. TERMINATION OF AGREEMENT: The CITY may terminate this Agreement at its convenience after commencement of use. If the CITY terminates this Agreement, it will prorate USER's fee or other services as practicable. If CITY terminates this Agreement USER agrees to forego any and all claims for damages against CITY and further agrees to waive any and all rights which may arise by reason of the termination and USER shall have no recourse of any kind against the CITY. USER may terminate this Agreement after commencement of use upon providing CITY as much notice as is reasonably practicable.

6. USE INTERRUPTION: CITY retains the right to cause the interruption of any activity in the interests of public safety, and to likewise cause the termination of USER's activities, when in the sole judgment of CITY, the acts are necessary in the interest of public safety. If the interruption is due to an evacuation order, USER may re-enter the Studio after release from the order for sufficient time to complete the planned use without additional use charge so long as the time does not interfere with other CITY uses. USER waives any claim for damages or compensation from the CITY for use interruption.

7. DAMAGE TO BUILDING, CONTENTS/EXTERIOR FACILITIES: USER is responsible for damage to Studio furnishings, fixtures, cyc wall or equipment as well as any damage to CITY facilities located on the exterior of the Studio caused by USER'S guests, agents or contractors, ordinary wear exempted. USER shall take all precautions to maintain the Studio in good repair and restore and return the Studio back to the CITY upon the termination of this Agreement. If USER does not maintain the Studio as required by this Agreement the CITY may enter the Studio and do all things necessary to restore the Studio to the prior condition, with all costs being charged to the USER. *Warning:* cyc wall repair or replacement is very expensive and by signing this Agreement USER agrees to all charges related to repair or replacement of the cyc wall that may be necessary as a result of USER's occupancy of the Studio.

8. ATTACHMENTS: No attachments are allowed on any surface in the Studio, including pins, staples, nails or similar fasteners nor shall any adhesive tapes be applied to flooring unless approved in advance by the CITY.

9. PUBLIC SAFETY: USER agrees that at all times it will conduct its authorized activities with full regard to public safety and will observe and abide by all applicable municipal, state and federal laws and regulations as well as requests by CITY and duly authorized governmental agencies responsible for public safety. CITY also reserves the right to eject or cause to be ejected from the Studio any person engaging in objectionable conduct, including, but not limited to: disruption of other Studio or Media Center operations; exposing property or persons to risk of damage or injury; unreasonable noise; or any illegal conduct. Neither the CITY, nor any of its officers, agents or employees is liable to USER for any damages or injuries sustained by USER through CITY's exercise of its right to eject.

10. PROPERTY LIABILITY: CITY assumes no responsibility whatsoever for any property placed by USER in the Studio. USER expressly releases and discharges CITY from any and all liabilities for any loss, injury or damages to property which may or do arise out of or be related to the use of the Studio under this Agreement. Any additional security or other protective service desired by USER must be arranged for by special agreement with the CITY and USER is responsible for all costs connected with any additional services.

11. COMPETENCY OF PERSONNEL: USER certifies that all employees, agents or others working for or on behalf of USER in the Studio are knowledgeable in the operation of Studio equipment and procedures.

12. PROPERTY LEFT BEHIND: The CITY assumes no responsibility for personal items, equipment or other items that remain in the Studio after the expiration of this Agreement. Items left will be maintained for a period of 30 days. If not claimed within 30 days, the items are subject to disposal at the CITY'S discretion. The CITY reserves the right to charge storage for items left in the Studio.

13. ACCESS: It is understood and agreed that the CITY reserves the right to control and manage the Studio and to enforce all necessary and proper rules for its management and operation. Authorized CITY employees will have free access at all times to all spaces occupied by USER.

14. PUBLIC LIABILITY INSURANCE REQUIRED: Comprehensive Liability Insurance is required for use of the Studio. USER'S insurance coverage must be primary insurance and non-contributory with respect to all other available sources. Insurance certificates must meet the following conditions: a) provide at least $1 million combined single limit per occurrence of Comprehensive Liability Insurance from an insurance company with a Standard & Poor's rating of at least "BB"; b) if an Aggregate Policy, the combined limit must be at least $2 million; c) name the City of Glendale as additional insured by endorsement; and d) specify the dates applicable inclusive of the use requested.

15. INDEMNIFICATION: USER shall indemnify, defend, save and hold harmless the CITY and its officers, agents, contractors, volunteers, and employees from and against any and all claims, actions, liabilities, damages, losses, or expenses including court costs, attorneys' fees, and costs of claim processing, investigation and litigation (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss of damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of USER or any of its owners, officers, directors, agents, employees, invitees or contractors, arising out of or related to USER'S occupancy and use of the Studio. It is

the specific intention of the Parties that the CITY shall, in all instances, except for claims arising solely from the negligent or willful acts or omissions of the CITY, be indemnified by USER from and against any and all claims. It is agreed that USER will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. In consideration for the use and occupancy of the Studio, USER agrees to waive all rights of subrogation against the CITY its officers, officials, agents and employees for losses arising from the use, occupancy or condition of the Studio unless the rights arise due to the negligent or willful acts or omissions of the CITY.

16. ASSIGNMENT: USER may not assign or sublet this Agreement without the written consent of the CITY.

17. COOPERATION: USER and CITY mutually agree to provide reasonable notice and opportunity to address or cure the performance of the terms or issues related to the use authorized under this Agreement. USER acknowledges that situations involving safety of personnel or imminent risk of damage to the Studio may provide little or no opportunity for notice or cure before CITY action is required.

18. PATENTS, TRADEMARKS, LICENSES: USER assumes all costs arising from the use of patented, trademarked, franchised or copyrighted music, materials, devices, processes or dramatic rights used on or incorporated in its use. USER agrees to indemnify, defend and hold harmless CITY from any claims or costs, including, but not limited to, penalties and legal fees, which might arise from use of any of the material described above.

19. SCHEDULING OF OTHER EVENTS: CITY may schedule and contract with other parties for uses that are adjacent to, in close proximity of or similar in nature to the use authorized under this Agreement. The CITY may schedule and contract for these events during USER'S planned use without notice to USER, unless otherwise specified in writing by the CITY.

20. JURISDICTION: The laws of the state of Arizona shall govern this Agreement.

21. NOTICES: Any notice permitted or required under this Agreement must be delivered personally or by United States Postal Service, certified mail with return receipt requested to the addresses as shown below. Notice is considered received upon date of delivery.

22. CONFLICTS: This Agreement is subject to cancellation for conflicts of interest under the provisions of ARIZ. REV. STAT. ANN. § 38-511.

23. ENTIRE AGREEMENT: The Parties agree that all agreements are fully set forth above and that no oral statement or representations of any kind have been made upon which either party shall have the right to rely. This provision does not limit the CITY from imposing any reasonable additional rules or regulations that may be necessary for the implementation of this Agreement or that would be in the best interests of the operation of the Studio.

24. AUTHORITY: The individual signing below and on behalf of USER certifies that the individual is authorized to enter this Agreement and to bind USER to all of its term and conditions.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed as shown below.

CITY: City of Glendale
Attn: Marketing
5850 West Glendale Avenue
Glendale, AZ 85301

with a copy to:

City of Glendale
City Attorney
5850 West Glendale Avenue
Glendale, AZ 85301

Title: Chief Broadcast Engineer

Date:

USER: WIS, LLC
1111 Bull St.
Columbia, SC 29201
(803) 799-1010

Title: VP & GENERAL MANAGER

Date: 1/6/16

ATTEST:

Pam Hanna (SEAL)
City Clerk

APPROVED AS TO FORM:

Michael D. Bailey
City Attorney

ADDITIONAL COVERAGE SCHEDULE

COVERAGE	LIMITS
POLICY TYPE: Leased BPP/Equipment **CARRIER: Lexington Insurance Company** **POLICY TERM: 12/31/2015 – 12/31/2016** **POLICY NUMBER: B080112438U15**	**Real/BPP/Equipment; Special Form incl Theft; Flood & Earthquake; $10,000,000 Limit with $2,000,000 Unscheduled Equipment sublimit; RC; Deductibles: $25,000 except $50,000 EQ; 5% TIV Flood; 2% TIV(5%-States FL/HI; Tier 1 Counties-AL;MS;NC;SC;LA;TX;CA); 2% TIV Named Storm Ded/$100,000 Minimum**

RAYCMED-01 CHAUHANSH

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 1/5/2016

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(ies) 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).

PRODUCER
Willis of Alabama, Inc.
P.O. Box 730416
Dallas, TX 75373-0416

CONTACT NAME: Willis Certificate Center
PHONE (A/C, No, Ext): (877) 945-7378 FAX (A/C, No): (888) 467-2378
E-MAIL ADDRESS: certificates@willis.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Hartford Fire Insurance Company	19682
INSURER B: Hartford Insurance Company of the Midwest	37478
INSURER C: Lexington Insurance Company	19437
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
Raycom Media, Inc. and All Subsidiaries
(See Below)
201 Monroe Street
20th Floor
Montgomery, AL 36104

COVERAGES CERTIFICATE NUMBER: 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.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE X OCCUR X GEN'L AGGREGATE LIMIT APPLIES PER: POLICY PRO-JECT X LOC OTHER:	X		21 CSE S41801	01/01/2016	01/01/2017	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 1,000,000 $ 300,000 $ $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO ALL OWNED AUTOS SCHEDULED AUTOS HIRED AUTOS NON-OWNED AUTOS			21 CSE S41802	01/01/2016	01/01/2017	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 1,000,000 $ $ $ $
	UMBRELLA LIAB EXCESS LIAB DED RETENTION $						EACH OCCURRENCE AGGREGATE	$ $ $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N N	N/A	21 WN S41800	01/01/2016	01/01/2017	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
C	Leased BPP/Equip			B080112438U15	12/31/2015	12/31/2016	See Attached	

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Event: NCAA Football Game – 9494 W. Maryland Avenue, Glendale, AZ 85305 Date of Event: January 8 – 11, 2016.

Additional Name Insured: RAYCOM SPORTS, LLC; KOLD, LLC; WSFA, LLC; WBRC, LLC; WAFF, LLC; WCSC, LLC; WIS, LLC; WTVM, LLC.

City of Glendale is included as Additional Insured with respects to General Liability as required by written contract and Loss Payee as respects to Leased/Rented Equipment.

General Liability is Primary and Non-Contributory to other insurance for Additional Insured as required by written contract.

CERTIFICATE HOLDER

City of Glendale and Glendale Media Center
5850 W. Glendale Aenue, #B29
Glendale, AZ 85301

CANCELLATION

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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