

EVENTS AGREEMENT

THIS AGREEMENT is entered into this ___ day of _____, 2016 by and between:

CITY OF FORT LAUDERDALE, a Florida municipal corporation
whose address is 100 North Andrews Avenue,
Fort Lauderdale, FL 33301, hereinafter, "CITY"

and

FLORIDA TRUST FOR HISTORIC PRESERVATION, INC., a
Florida not-for-profit corporation, whose principal address is 900
East Park Avenue, Tallahassee, FL 32301, hereinafter, "OWNER"

and

BONNET HOUSE, INC., a Florida not for profit corporation whose
address is 900 N. Birch Road, Fort Lauderdale, FL 33304-3326,
hereinafter, "OPERATOR",

RECITALS

A. By virtue of that (i) Trustee's Deed from Northern Trust Company of Florida, N.A. and Evelyn F. Bartlett, Trustees under The Evelyn F. Bartlett Revocable Trust dated May 18, 1977, Grantors to OWNER, Grantee, said deed being dated October 8, 1983, recorded November 19, 1983 at Official Records Book 11281, Page 151¹ and re-recorded December 5, 1983 at Official Records Book 11311, Page 852 and that (ii) Quit Claim Deed from Evelyn F. Bartlett, a single woman, Grantor to OWNER, Grantee, said deed being dated April 25, 1990, recorded August 21, 1990 at Official Records Book 1792, Page 0654, OWNER became the fee simple owner of certain real property located on the West side of State Road A-1-A in the City of Fort Lauderdale, said real property being referred to herein as "**Bonnet House Property West**" identified as **Parcel "A"** on the Sketch & Description of Parcel "A" as found at **Exhibit A-1** to this Agreement.

B. By virtue of the instruments referenced in Paragraph "A" above, OWNER became the fee simple owner of certain real property located on the East side of State Road A-1-A in the City of Fort Lauderdale, said real property being referred to herein as "**Bonnet House Property East**" and identified as **Parcel "B"** on the Sketch & Description of **Parcel "B"** as found at **Exhibit A-2** to this Agreement. **Bonnet House Property West** and **Bonnet House Property East** are referred to herein as "**Bonnet House Property.**"

¹ All references herein to Official Records Book and Page number are references to the Public Records of Broward County, Florida.

C. A portion of **Bonnet House Property East** is encumbered by an easement which was conveyed to CITY by OWNER's predecessors in title, Frederic Clay Bartlett and Evelyn Fortune Bartlett, et al., said easement being for "public beach purposes" said deed being dated November 25, 1940, recorded December 18, 1950 and Deed Book 372, Page 360 attached hereto. **Exhibit "B"**.

D. By that instrument entitled "Release of Easement" executed by the CITY on April 29, 1958, the CITY released the easement for public beach purposes flowing from the aforementioned instrument recorded at Deed Book 372, Page 360, said "Release of Easement" being recorded May 2, 1958 at Official Records Book 1213, Page 643, said "Release of Easement" being attached hereto as **Exhibit "C"**.

E. The land referred to herein as **Bonnet House Beach** is that portion of **Bonnet House Property East** owned in fee simple by OWNER that is not subject to the easement for "public beach purposes," comprising 700 lineal feet as more particularly set forth as **Parcel "C"** as more particularly described in the Sketch & Description for **Parcel "C"** as set forth in **Exhibit "A-3"** attached hereto.

F. From the **Bonnet House Property East**, OWNER conveyed to CITY a right-of-way easement, for among other things, Beach Promenade purposes by Easement Deed No. 1681, dated June 22, 1991, recorded June 28, 1991 at Official Records Book 18513, Page 0557.

G. **Bonnet House Property West** contains structures and natural preserves, collectively known as the Bonnet House Museum & Gardens which are listed on the National Register of Historic Places, are designated by the CITY as an historic landmark and are recognized by the National Trust for Historic Preservation as part of the United States Department of Interior's Save America's Treasure program.

H. By contractual agreement between OWNER and OPERATOR, OPERATOR is charged with operating, managing, and maintaining the **Bonnet House Property** which includes the historic Bonnet House and its curtilage, as an historic house museum, open to the public for education, cultural programming, recreation and special events. CITY performs maintenance of the **Bonnet House Property East**, including, but not limited to cleaning, raking, removal of seaweed and debris, picking up trash and grading.

I. The **Bonnet House Property** was conveyed to OWNER for the purpose of preserving Bonnet House, the art on premises, and the natural environment on the site for the education and pleasure of the public.

NOW, THEREFORE, in consideration of the mutual covenants and conditions contained in this Outdoor Event Agreement, and other good and valuable considerations, the adequacy and receipt of which are hereby acknowledged, the parties agree as follows:

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1, **Recitals.** The foregoing recitals are true and correct and are hereby ratified and confirmed between the parties and incorporated herein.

2. **Defined Terms.** The following terms, as used and referred to herein, shall have the meanings set forth below, unless the context indicates otherwise.

ADA means the Americans with Disabilities Act of 1990 (42 U.S.C. § 126, et seq.), as same may be amended from time to time, and regulations adopted pursuant thereto, including, but not necessarily limited thereto, 28 CFR Part 35 and 28 CFR Part 16, which, in general terms prohibits the discrimination of handicapped individuals by denying them the right to participate in or benefit from the services provided at any Outdoor Event covered by this Agreement.

Agreement means this Events Agreement.

Application means a detailed proposal of the proposed Outdoor Event as set forth in Code § 15-182, as same may be amended from time to time.

Applicant means OWNER and OPERATOR, jointly and severally.

Bonnet House Private Beach means that real property located generally East of State Road A-1-A and described as the 700 lineal feet within Bonnet House Property East, more particularly depicted as **Parcel "C"** as more particularly described in the Sketch & Description for **Parcel "C"** as set forth in **Exhibit "A-3"** attached hereto which is that portion of **Bonnet House Property East** that is not subject to the easement for "public beach purposes" held by the CITY in trust for the public.

Bonnet House Property means all property owned by OWNER and operated by OPERATOR and includes (i) **Bonnet House Property West** (Parcel "A" on the Sketch & Description as set forth in **Exhibit "A-1"**, attached hereto) and (ii) **Bonnet House Property East** (Parcel "B" on the Sketch & Description as set forth in **Exhibit "A-2"**, attached hereto) and includes **Bonnet House Private Beach** as depicted and described as **Parcel "C"** on the Sketch & Description as set forth in **Exhibit "A-3"**, attached hereto.

Bonnet House Property East means OWNER'S real property depicted and described as **Parcel "B"** in the Sketch & Description as set forth in **Exhibit "A-2"**, attached hereto, said property lying generally East of State Road A-1-A.

Bonnet House Property West means OWNER'S real property depicted and described as **Parcel "A"** in the Sketch & Description as set forth in **Exhibit "A-1"** set forth in **Exhibit "A-1"**, attached hereto, said property lying generally West of State Road A-1A.

City Commission means the governing body of the CITY.

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City Manager means CITY's Chief Executive Officer, its City Manager, or his or her designee.

Code means the CITY Code of Ordinances.

Contract Administrator means the Director, or his or her designee. In the administration of this Agreement, as contrasted with matters of policy, all parties may rely upon instructions or determinations made by the Contract Administrator.

Day(s). In computing any period of time expressed in day(s) in this Agreement, the day of the act, event, or default from which the designated period of time begins to run shall not be included. The last day of the period so computed shall be included unless it is a Saturday, Sunday, or legal holiday, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday or legal holiday. When the period of time prescribed or allowed is less than seven (7) days, intermediate Saturdays, Sundays, and legal holidays shall be excluded in the computation.

Director means the Director of the Department of Parks and Recreation for the CITY.

Effective Date means the effective date of this Agreement, which shall be the date upon which (a) the Agreement is executed by OWNER and OPERATOR and (b) the City Commission grants authorization for the proper CITY officials to execute this Agreement.

Event means an Outdoor Event or a Minor Outdoor Activity.

Minor Outdoor Activity means an Outdoor Event, defined below, the standards for which Minor Outdoor Activity are set forth in Code Sec. 15-184 (b), as same may be amended from time to time. A *Minor Outdoor Activity* is an Outdoor Event, but the insurance requirements of City Code Sec. 15-183 (7) shall not be applicable to a *Minor Outdoor Activity*.

Outdoor Event means concerts, festivals, races, walks, triathlons, circuses, carnivals, shows, exhibitions and other similar outdoor events, whether operated totally outdoors, on stage, under tents or with the use of temporary buildings or structures, located within a defined area and to which members of the general public are invited as participants or spectators. Outdoor Events are regulated by Code Chapter 15, Article V, Sections 15-181, et seq., as same may be amended from time to time

Person means any individual, firm, partnership (general or limited), corporation, company, association, joint venture, joint stock association, estate, trust, business trust, cooperative, limited liability corporation, limited liability partnership, limited liability company or association, or body politic, including any heir, executor, administrator, trustee, receiver, successor or assignee or other person acting in a similar representative capacity for or on behalf of such Person.

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Public Beach means the public municipal beach and recreation area of the CITY as set forth in Code Section 8-71(a), as same may be amended from time to time.

Public Beach Easement Area means OWNERS's real property known as **Bonnet House Property East** depicted and described as **Parcel "B"** in the Sketch & Description attached hereto as **Exhibit "A-1"** LESS AND EXCEPT **Bonnet House Private Beach**, **Bonnet House Private Beach** being otherwise designated as **Parcel "C"** in the Sketch & Description set forth in **Exhibit "A-3"** attached hereto. The Public Beach Easement Area is the remaining portion of **Bonnet House Property East** over which CITY retains an easement for "public beach purposes," as that term "public beach purposes" is more particularly described in Deed Book 372, Page 360 of the Public Records of Broward County, Florida, a copy of which is attached hereto as **Exhibit "B"**.

Schedule One is the list of Outdoor Events approved by the Contract Administrator and City Commission at the commencement of the term of this Agreement, at the commencement of annual renewals thereof and supplemented from time to time with additional Outdoor Events approved by the Contract Administrator in accordance with the terms and conditions of this Agreement.

Sketch & Description means and refers to those certain Sketches & Descriptions prepared by McLaughlin Engineering Co. depicting Bonnet House Property West, Bonnet House Property East and Bonnet House Private Beach as more particularly found in **Exhibits "A-1", "A-2" and "A-3"** attached hereto, said Sketches & Descriptions being, dated April 13, 2015.

3. **Term.** The initial term of this Agreement is for the period commencing upon the Effective Date hereof and ending December 31, 2020.

(a) On or before September 1st of the calendar year prior to the expiration of the initial five (5) year term ending December 31, 2020 and any subsequent five (5) year renewals of this Agreement, the Applicant shall give Contract Administrator written notice of its intent to seek renewal of this Agreement.

(b) Any five (5) year renewal of this Agreement shall be approved by the City Commission.

(c) Any renewal of this Agreement shall be for a five (5) term and shall extend from January 1st to December 31st of the following five (5) year term.

(d) During the initial five (5) year term and any five (5) year renewal of the term, **Schedule One** may be supplemented with additional Events upon submission of an Application to the Contract Administrator, together with the applicable application fee, at least ninety (90) days in advance of the Event.

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4. **Public Use of Bonnet House Private Beach and Bonnet House Property East and Preservation of Marine Wildlife.** Applicant recognizes the importance of continued public access to Bonnet House Property East and Bonnet House Private Beach and will take every step to ensure that the public has free and open access to said property for "public beach purposes" during times that events contemplated by this Agreement are not occurring; although as private property such access and usage to Bonnet House Private Beach shall be within the sole discretion of OWNER and OPERATOR. Applicant further recognizes that Bonnet House Property East is a natural, ecologic treasure and is the habitat for a variety of protected flora and fauna. Applicant shall respect any and all federal, state, county, and municipal regulations pertaining to beach usage during the turtle nesting season. Further as to Bonnet House Property East (excluding Bonnet House Private Beach), Applicant shall not engage in any activities that are in derogation of the public's "public beach purposes" easement rights without City Commission approval.

5. **Outdoor Events.**

(a) This Agreement permits Applicant during the term of this Agreement and any renewals thereof to conduct those Events on Bonnet House Property as set forth in the Event Agreement **Schedule One** attached hereto and incorporated herein. As a condition precedent to any Event being listed on **Schedule One**, Applicant must submit an Application to the Contract Administrator for review by the relevant CITY Departments, together with the Application Fee, and the Application must be approved. For Events to be listed on **Schedule One** for ensuing five (5) year renewal terms, this process of submitting an Application, together with application fee, for review and approval must be followed.

(b) As to the Public Beach Easement Area, Event activities which would be in derogation of the public's "public beach purposes" easement rights are prohibited, except in such cases where Applicant has requested and City Commission has granted Bonnet House's use of Bonnet House Property East in derogation of the public's "public beach purposes" easement rights for a limited period of time and has temporarily waived or suspended, in whole or in part, the public's "public beach purposes" easement rights.

(c) Except as to Events on Bonnet House Property East where there is a Public Beach Easement Area, the Contract Administrator is hereby delegated the authority under this Agreement to approve Events not otherwise set forth on **Schedule One** of the Agreement during the Term of the Agreement and any renewals thereof upon the following conditions:

- (i) Applicant files its Application, together with the applicable Application Fee, for such Event with the Contract Administrator no less than sixty (60) days prior to the date of the event; and

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- (ii) Said event is in compliance with the requirements of Section 5 through 26 of this Agreement and Code Chapter 15, Article V, entitled Outdoor Events, §§ 15-181, *et seq.*, as same may be amended from time to time; and
- (iii) The Contract Administrator approves the Application at least fourteen (14) days in advance of such Event.

6. General Requirements For Outdoor Events. Applicant shall comply with the following General Requirements as conditions of hosting Events as approved pursuant to Section 5 of this Agreement. Sixty (60) days in advance of each Event proposed to be held in the ensuing five (5) year term or renewals thereof, Applicant shall submit an Application, together with the applicable application fee, to the Contract Administrator for such proposed Event. CITY staff shall exercise due diligence in reviewing the Application and granting approval for such Events within thirty (30) days of submittal of such Application. Such proposed Event shall not be eligible for listing in **Schedule One** until approved by the Contract Administrator. The general requirements for Outdoor Events shall include the following:

(a) If the Event includes the use of fireworks, in advance of the proposed Event the Applicant shall obtain a fireworks permit from the CITY'S Fire-Rescue Department. The Applicant shall comply with all applicable state laws regarding the use of fireworks.

(b) The Applicant shall provide sanitary facilities for the proposed Event of the type and in a number specified by the requirements established by the CITY'S Department Sustainable Development, Division of Building Services.

(c) The Applicant shall coordinate with staff of the City's Department of Sustainable Development, Division of Building Services and staff shall schedule appropriate CITY staff to conduct electrical inspections of all electrical facilities that will be involved in the proposed Event, whether power is supplied by local utilities or is self-provided by generator systems. The Applicant shall permit the City staff to conduct electrical inspections on all electrical facilities that will be involved in the Event. Applicant shall secure approval of all electrical facilities that will be involved in the proposed Event prior to holding or sponsoring the proposed Event.

(d) If the Event includes the sale or distribution of any food or beverages, the Applicant shall comply with all applicable state, county and CITY food service requirements.

(e) The Applicant shall submit to the Contract Administrator a written plan for review and approval by the CITY Police Department ("FLPD") that addresses crowd control and traffic control. The Applicant shall secure approval by the Police Department prior to holding the r Event. The Applicant shall bear the cost of staff necessary to implement the crown control and traffic control plan. Applicant agrees that for events involving 25 or more guests that Applicant shall retain the services of security personnel and/or off duty FLPD officers to facilitate pedestrian traffic crossing State Road A-1-A.

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(f) If the Event includes the use of tents, awnings, or canopies, the Applicant shall submit to the Contract Administrator for review and approval of the CITY'S Departments of Sustainable Development, Division of Building Services and the Department of Parks and Recreation prior to holding the Event. Applicant shall also submit to the Contract Administrator current flameproof certificates for review and approval of the CITY'S Fire-Rescue Department.

(g) The Applicant shall submit to the Contract Administrator a written plan that addressed fire safety issues for review and approval by the CITY'S Fire-Rescue Department. The Applicant shall not hold or sponsor the Event until the Fire Rescue Department has provided written approval of Applicant's plan. The Applicant shall bear the cost of Fire-Rescue personnel deemed necessary by the Fire Marshall for fire watch and fire marshal personnel for the Event.

(h) Applicant, subject to compliance with applicable regulations, shall use temporary stanchions (or similar system approved by the Contract Administrator) to cordon off Bonnet House Private Beach during Events. The area "cordoned off" shall not include the area below the Mean High Water mark, which is within the jurisdiction of the State of Florida and held in trust for all the public nor shall it include the public sidewalks along State Road A-1-A.

(i) Applicant shall provide advance notice to the public of such Events by posting appropriate signage on Bonnet House Private Beach and Bonnet House Property East to the extent applicable.

(j) Applicant may serve food and drink, including alcoholic beverages, during Events on Bonnet House Private Beach. No glass drinkware shall be permitted on Bonnet House Private Beach and Bonnet House Property East. Applicant shall ensure that caterers shall return the premises to the state of cleanliness and good repair that existed prior to the event, as determined by the Contract Administrator. Applicant may serve food and drink, including alcoholic beverages during Events on Bonnet House Property East, only upon approval by the City Commission.

(k) The review of each Application for Events listed on Schedule One and for any additional Events to be approved by the Contract Administrator shall follow the same procedures as reviews ordinarily conducted by the Contract Administrator in fulfillment of Code Chapter 15, Article V, entitled "Outdoor Events", §§ 15-181, et seq., as same may be amended from time to time.

(l) For any Events approved for Bonnet House Private Beach, Contract Administrator shall provide the City Commission with ten (10) days advance notice.

7. Minor Outdoor Activities Not Open to the General Public on Bonnet House Private Beach and Bonnet House Property East. Applicant may hold Minor Outdoor Activities to which the general public is not invited on Bonnet House Private Beach and Bonnet House Property East subject to the following conditions:

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7.1 For any Minor Outdoor Activities to which the general public is not invited involving 50 or more people, Applicant shall provide the Contract Administrator with fourteen (14) days advance notice.

7.2 Applicant may serve food and drink, including alcoholic beverages on Bonnet House Private Beach during such Minor Outdoor Activities to which the general public is not invited. No glass drinkware shall be permitted. Applicant shall ensure that at the conclusion of the Minor Outdoor Activity the premises will be returned to the state of cleanliness and good repair that existed prior to the event, as determined by the Contract Administrator.

7.3 Applicant, subject to compliance with applicable regulations, shall use temporary stanchions (or similar system approved by the Contract Administrator) to cordon off Bonnet House Private Beach during such Minor Outdoor Activities to which the public is not invited. The area "cordoned off" shall not include the area below the Mean High Water mark, which is within the jurisdiction of the State of Florida and held in trust for all the public nor shall it include the public sidewalks along State Road A-1-A.

7.4 Applicant shall provide not less than ten (10) days advance notice to the public of such Private Events by posting appropriate signage on Bonnet House Private Beach and Bonnet House Property East to the extent applicable. During Minor Outdoor Activities to which the general public is not invited on Bonnet House Private Beach signage shall be posted advising the general public of the nature of the Private Event and private ownership of Bonnet House Beach.

7.5 No Minor Outdoor Activities to which the general public is not invited shall be held on Bonnet House Property East within the Public Beach Easement Area when the Minor Outdoor Activities to which the general public is not invited would be in derogation of the public's "public beach purposes" easement rights, unless such Minor Outdoor Activities to which the general public is not invited are Minor Outdoor Activity to which the general public is not invited approved by the City Commission by separate action.

8. Indemnity.

8.1 Applicant shall protect, defend, indemnify and hold harmless the CITY, its officers, employees and agents from and against any and all lawsuits, penalties, damages, settlements, judgments, decrees, costs, charges and other expenses including reasonable attorney's fees actually incurred, or liabilities of every kind, nature or degree arising out of or in connection with the rights, responsibilities and obligations of Applicant under this Agreement, conditions contained therein, the conduct or performance of the Event or the breach or default by Applicant of any covenant or provision of this Agreement except for any occurrence arising out of or resulting from the intentional torts or gross negligence of the CITY, its officers, agents and employees (hereinafter, "claims"). Without limiting the foregoing, any and all such claims, suits, causes of action relating to personal injury, death, or damage to property, alleged infringement of any patents, trademarks, copyrights or of any other tangible or intangible

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personal or real property right by Applicant, or any actual or alleged violation of any applicable statute, ordinance, administrative order, rule or regulation or decree of any court by Applicant, is included in the indemnity.

8.2 Applicant further agrees that upon proper and timely notice to investigate, handle, respond to, provide defense for, and defend any such claims at its sole expense and agrees to bear all other costs and expenses related thereto even if the claim is groundless, false or fraudulent and if called upon by the CITY, Applicant shall assume and defend not only itself but also the CITY in connection with any such claims, suits or causes of action, and any such defense thereof shall be at no cost or expense whatsoever to CITY, provided that the CITY (exercisable by the CITY Attorney) shall retain the right to select counsel of its own choosing. This indemnification shall survive termination, revocation or expiration of this Agreement and shall cover any acts or omissions occurring during the term of the Agreement, including any period after termination, revocation or expiration of the Agreement while any curative acts are undertaken. The foregoing shall not serve as a waiver of the CITY'S sovereign immunity or of any other legal defense available to the CITY and shall be subject to the limitations contained in Fla. Stat. § 768.28, as same may be amended from time to time.

9. Insurance.

9.1 At all times during the term of this Agreement, Applicant, at its expense, shall keep or cause to be kept in effect the following insurance coverages:

- (a) A general liability insurance policy, in standard form, insuring Applicant and CITY as an additional insured, against any and all liability for bodily injury or property damage arising out of or in connection with the Events to be held or sponsored under this Agreement with a policy limit of not less than One Million Dollars (\$1,000,000.00) per occurrence and Two Million Dollars (\$2,000,000.00) in the aggregate. All such policies shall cover the Events authorized under this Agreement. This policy shall not be affected by any other insurance carried by CITY.
- (b) In the event alcoholic beverages are to be dispensed, served, sold or distributed at the Event, the Applicant shall provide liquor liability insurance in a minimum amount of Five Hundred Thousand Dollars (\$500,000.00).
- (c) Workers' Compensation Insurance to apply to all Applicant's employees engaged in the conduct of the Events authorized under this Agreement and employees of contractors retained by Applicant for the conduct or performance of the Events authorized herein, said coverage to be in compliance with the "Workers' Compensation Law" of the State of Florida and all applicable federal laws. In addition, the policy(ies) shall include Employers' Liability with a limit of One Hundred Thousand Dollars (\$100,000.00) for each accident.

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- (d) Business Automobile Liability for all vehicles owned by Applicant and utilized in the conduct of the Event authorized herein and for all vehicles owned or leased by Applicant's contractors that are involved in the operation of the Event authorized herein with limits of Three Hundred Thousand Dollars (\$300,000.00) per occurrence, combined single limit for Bodily Injury Liability and Property Damage Liability.
- (e) All of the policies of insurance provided for in this Events Agreement:
 - (i) shall be in the form and substance approved by the Department of Insurance of the State of Florida ("DOI"),
 - (ii) shall be issued only by companies licensed by DOI,
 - (iii) Certificates of Insurance pertaining to same shall be delivered to CITY, at least fourteen (14) days prior to the commencement of any authorized Event,
 - (iv) shall be with a carrier having an A.M. Best's Rating of not less than A, Class VII,
 - (v) shall bear endorsements showing the receipt by the respective companies of the premiums thereon or shall be accompanied by other evidence of payment of such premiums to the insurance companies, including evidence of current annual payment, if on any installment payment basis,
 - (vi) shall provide that they may not be canceled by the insurer for thirty (30) days after service of notice of the proposed cancellation upon CITY and shall not be invalidated as to the interest of CITY by any act, omission or neglect of LICENSEE, and
 - (vii) shall name CITY, its officers, agents, employees, volunteers and elected officials as additional insureds.
- (f) In any case where the original policy of any such insurance shall be delivered to Applicant, a duplicated original of such policy shall thereupon be delivered to CITY. All insurance policies shall be renewed by Applicant, and certificates evidencing such renewals, bearing endorsements or accompanied by other evidence of the receipt by the respective insurance companies of the premiums thereon, shall be delivered to CITY, at least twenty (20) days prior to their respective expiration dates.
- (g) CITY does not in any way represent that the types and amounts of insurance required hereunder are sufficient or adequate to protect LICENSEE's or

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Contractor's interests or liabilities but are merely minimum requirements established by CITY's Risk Management Division. CITY reserves the right to require any other insurance coverages that CITY deems necessary depending upon the risk of loss and exposure to liability.

- (h) LICENSEE shall require any subcontractors doing work under the Contract pursuant to this Revocable License to provide and maintain the same insurance coverages as specified above, which such insurance shall also name CITY and its officers, agents, employees, volunteers and elected officials, as additional insureds.

10. Restoration of Public Property; Property Subject to Easement for Public Beach Purposes or Bonnet House Beach.

10.1 If the Event includes use of public property, Bonnet House Property East and/or Bonnet House Private Beach the Applicant shall be responsible for, and shall maintain, all areas of the referenced property used. Maintenance means the prompt and complete removal of Event generated trash or debris and the repair or restoration of any public property that was damaged as a result of the Event. Public property means real and personal property that is not privately owned and includes, but is not limited to any sidewalk or paved surface, any tree, plan, shrub, wall, bench, light fixture, traffic signal, sidewalk, curbing, parking meter, trash barrel, or sign or property to which the public has easement rights.

10.2 CITY shall inspect the Event site location(s) for damage within twenty-four (24) hours of the conclusion of the Event and the CITY shall provide the Applicant with a written report of any damage found on the public property. The report shall state the cost of repair(s) necessary to restore the public property. Within fourteen (14) days of the Applicant's receipt of this report, the Applicant shall pay the cost of repair or challenge the CITY'S report in writing addressed to the Director. Resolution of any such challenge shall be made by the City Manager. The Applicant agrees to abide by the City Manager's decision.

11. Reimbursement of expenses. In the event CITY incurs expenses as a result of the Event or Minor Outdoor Activities to which the public is not invited held on Bonnet House Property East, CITY shall provide the Applicant with an invoice for the expense(s). Within fourteen (14) days of the Applicant's receipt of any invoice for such expense(s), the Applicant shall pay the invoice or challenge the CITY'S invoice in writing addressed to the Director. Resolution of any such challenge shall be made by the City Manager. The Applicant agrees to abide by the City Manager's decision.

12. Authority of the City Manager and Contract Administrator.

12.1 The City Manager and his designee, the Contract Administrator, shall have the authority to suspend all or any part of the Event on Bonnet House Property or a Minor Outdoor Activity to which the public is not invited on the Bonnet House Private Beach or Bonnet House Property East when the City Manager or the Contract Administrator determines

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that the Event, Minor Outdoor Activity to which the public is not invited or its attendees, or its spectators or participants pose(s) an imminent threat to the public health, safety or welfare.

12.2 The Contract Administrator shall notify Applicant when, in his/her reasonable opinion, activities within the Event described in Paragraph 12.1 above may be or are detrimental to the public health, safety or welfare or if the Contract Administrator has reason to believe that Applicant, its agents, employees, subcontractors, or independent contractors have violated any law, rule or ordinance. CITY, through its City Manager or Contract Administrator reserves the right to eject or cause to be ejected from the Event described in Paragraph 12.1 above any person(s) causing a public disturbance and neither CITY nor any of its officers, agents or employees shall be liable to Applicant for any damages that may be sustained by Applicant through the exercise by CITY, through its City Manager or Contract Administrator, of such right. The decision of the City Manager or Contract Administrator in such regard shall be final and binding.

12.3 In the event of any dispute between the CITY regarding actions undertaken by the CITY under Paragraphs 12.1 or 12.2 above and the Applicant, the Applicant shall not raise the defenses of unlawful delegations of a legislative duty.

13. Compliance with laws.

13.1 The Applicant shall at all times comply with all federal, state, county and municipal laws, statutes, rules or regulations promulgated thereby and any other governmental agency having jurisdiction over the subject matter hereof, including, but not limited to, those relating to noise, building, zoning, gambling, fire protection, liquor regulations, and hours of operation. The Applicant shall further take all precautions and use extreme care to conduct its operations in a safe and prudent manner with respect to its agents, employees and visitors to its Event.

13.2 The Applicant shall comply with the applicable sections of the ADA. The Applicant understands that it is responsible for compliance with the ADA. The Applicant guarantees that individuals with disabilities under the ADA will be able to attend, enter and use all the facilities at any Event held under this Agreement.

13.3 The Applicant agrees to secure and pay for all licenses and permits required by any governmental agency having jurisdiction over the subject matter hereof. If the Event includes the use of any item that is or that may be protected from infringement, such as, but not limited to, copyrights, patents and trademarks, the Applicant shall, in advance of the Event, provide CITY with documentation that evidences that the Applicant has obtained the applicable license, permit or permission and that all associated fees have been paid in full. The provisions of this Section 11.3 apply specifically, but not exclusively, to ASCAP, BMI, SESAC, and any other similar organization that may require written permission and payment of a fee for use of the protected material.

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Bonnet House, Inc.
City of Fort Lauderdale

14. Termination. It is expressly understood and agreed that CITY, by and through its City Commission, shall have the right to terminate this Agreement upon the breach by the Applicant of its obligations under this Agreement. CITY shall give Applicant at least thirty (30) days advance written notice of its intent to terminate this Agreement.

15. Requirement for Notice. Applicant shall give CITY prompt written notice of any accidents involving injury to persons or damage to property during an Event, including accidents during the physical preparation and dismantling or disassembly of facilities involved in the Event.

16. Notices.

(a) Whenever it is provided herein that notice, demand, request or other communication shall or may be given to, or served upon, either of the parties by the other, or either of the parties shall desire to give or serve upon the other any notice, demand, request or other communication with respect hereto or with respect to any matter set forth in this Agreement, each such notice, demand, request or other communication shall be in writing and any law or statute to the contrary notwithstanding shall not be effective for any purpose unless the same shall be given by hand delivery, or by a nationally recognized overnight courier, or by mailing the same by registered or certified mail, postage prepaid, return receipt requested, addressed to the party at the address set forth below, or at such other address or addresses and to such other person or firm as Applicant may from time to time designate by notice as herein provided.

(b) All notices, demands, requests or other communications hereunder shall be deemed to have been given or served for all purposes hereunder upon receipt if by hand delivery, upon one (1) business day after deposit with such overnight courier as required above, or upon two (2) business days after deposit with the United States mail, postage prepaid, in the manner aforesaid, provided, however, that for any distance in excess of five hundred (500) miles, air mail service or Federal Express or similar carrier shall be utilized, if available.

AS TO CITY: Director of Parks and Recreation Department
City Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301-1016

With copy to: City Manager
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301-1016

With copy to: City Attorney
City of Fort Lauderdale
100 North Andrews Avenue
Fort Lauderdale, FL 33301-1016

Events Agreement / Bonnet House
Florida Trust for Historic Preservation, Inc.
Bonnet House, Inc.
City of Fort Lauderdale

AS TO APPLICANT: CEO Bonnet House & Museum Gardens
900 North Birch Road
Fort Lauderdale, FL 33304

The Florida Trust for Historic Preservation, Inc.
P.O. Box 11206
Tallahassee, FL 32302

17. Compliance with Laws and Regulations. Applicant shall comply with all applicable statutes, laws, ordinances, rules, regulations and lawful orders of the United States of America, State of Florida and regulatory agencies thereof, Broward County and regulatory agencies thereof and City of Fort Lauderdale, and of any other public authority that may be applicable to this Agreement and the possession, use, occupancy and maintenance of the area within which the Event is held and the conduct of the sponsors, Applicant and attendees of the Event.

18. Entire Agreement. This Agreement, together with any other agreements entered into contemporaneously herewith, constitutes and represents the entire Agreement and any other agreements between the parties hereto and supersedes any prior understandings or Agreements or agreements, written or verbal, between the parties hereto respecting the subject matter herein. This Agreement may be amended, supplemented, modified or discharged only upon an amendment in writing executed by all of the parties hereto. Accordingly, the parties agree that no deviation from the terms hereof shall be predicated upon any prior representations or agreements, whether oral or written.

19. Interpretation of Agreement; Severability. This Agreement shall be construed in accordance with the laws of the State of Florida. If any provision hereof, or its application to any person or situation, is deemed invalid or unenforceable for any reason and to any extent, the remainder of this Agreement, or the application of the remainder of the provisions, shall not be affected. Rather, this Agreement is to be enforced to the extent permitted by law. The captions, headings and title of this Agreement are solely for convenience of reference and are not to affect its interpretation. Each covenant, term, condition, obligation or other provision of this Agreement is to be construed as a separate and independent covenant of the party who is bound by or who undertakes it, and each is independent of any other provision of this Agreement unless otherwise expressly provided. All terms and words used in this Agreement, regardless of the number or gender in which they are used, are deemed to include any other number and other gender, as the context requires.

20. Prohibition Against Assignment. This Agreement shall not be assigned, transferred or otherwise encumbered, under any circumstances, by any party hereto.

21. No Waiver of Sovereign Immunity. Nothing contained in this Agreement is intended to serve as a waiver of sovereign immunity by any agency to which sovereign immunity may be applicable.

Events Agreement / Bonnet House
Florida Trust for Historic Preservation, Inc.
Bonnet House, Inc.
City of Fort Lauderdale

22. No Third Party Beneficiaries. The parties expressly acknowledge that it is not their intent to create or confer any rights or obligations in or upon any third person or entity under this Agreement, other than the general public to the extent of their collective easement rights as set forth in Paragraph 4 hereof. Other than as set forth herein, none of the parties intend to directly or substantially benefit a third person by this Agreement. Except as set forth herein, the parties agree that there are no third person beneficiaries to this Agreement and that no third person shall be entitled to assert a claim against any of the parties based on this Agreement. Nothing herein shall be construed as consent by any agency or political subdivision of the State of Florida to be sued by third persons in any manner arising out of any contract.

23. Non-Discrimination. Applicant shall not discriminate against any person in the performance of duties, responsibilities, obligations and participation or involvement in any Outdoor Event authorized under this Agreement because of race, age, religion, color, gender, national origin, marital status, disability or sexual orientation.

24. Preparation of Agreement. The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort.

25. Waiver. The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Agreement and therefore is a material term hereof. Any party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement. A waiver of any breach of a provision of this Agreement shall not be deemed a waiver of any subsequent breach and shall not be construed to be a modification of the terms of this Agreement.

26. Governing Law; Venue; Waiver of Trial by Jury. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal problems arising out of this Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventeenth Judicial Circuit of Broward County, Florida. To that end, the parties hereto expressly waive whatever other privilege to venue it may otherwise have. Further, the parties hereto expressly waive trial by jury.

27. Force Majeure. Neither party shall be obligated to perform any duty, requirement or obligation under this Agreement if such performance is prevented by fire, hurricane, earthquake, explosion, wars, sabotage, accident, flood, acts of God, strikes, or other labor disputes, riot or civil commotions, or by reason of any other matter or condition beyond the control of either party, and which cannot be overcome by reasonable diligence and without unusual expense ("Force Majeure"). In no event shall a lack of funds alone on the part of Applicant be deemed Force Majeure.

Events Agreement / Bonnet House
Florida Trust for Historic Preservation, Inc.
Bonnet House, Inc.
City of Fort Lauderdale

IN WITNESS OF THE FOREGOING, the parties have set their hands and seals the day and year first written above.

[THE BALANCE OF THIS PAGE REMAINS INTENTIONALLY BLANK.]

Events Agreement / Bonnet House
Florida Trust for Historic Preservation, Inc.
Bonnet House, Inc.
City of Fort Lauderdale

WITNESSES:

CITY OF FORT LAUDERDALE

By _____
John P. "Jack" Seiler, Mayor

[Witness-print or type name]

By _____
Lee R. Feldman, City Manager

[Witness-print or type name]

ATTEST:

(CORPORATE SEAL)

Jeff Modarelli, City Clerk

Approved as to form:

Robert B. Dunckel, Assistant City Attorney

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by **JOHN P. "JACK" SEILER**, Mayor of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. He is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

Events Agreement / Bonnet House
Florida Trust for Historic Preservation, Inc.
Bonnet House, Inc.
City of Fort Lauderdale

My Commission Expires:

Commission Number

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by **LEE R. FELDMAN**, City Manager of the CITY OF FORT LAUDERDALE, a municipal corporation of Florida. She is personally known to me and did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

Events Agreement / Bonnet House
Florida Trust for Historic Preservation, Inc.
Bonnet House, Inc.
City of Fort Lauderdale

WITNESSES:

THE FLORIDA TRUST FOR
HISTORIC
PRESERVATION, INC.

[Witness-print or type name]

[Type name & title]

[Witness-print or type name]

[Type name & title]

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____ and _____ as _____ and _____ of THE FLORIDA TRUST FOR HISTORIC PRESERVATION, INC. They are personally known to me and did / did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

WITNESSES:

BONNET HOUSE, INC.

[Witness-print or type name]

[Type name & title]

[Witness-print or type name]

[Type name & title]

(CORPORATE SEAL)

STATE OF FLORIDA:
COUNTY OF BROWARD:

The foregoing instrument was acknowledged before me this ____ day of _____, 2016 by _____ and _____ as _____ and _____ of BONNET HOUSE, INC. They are personally known to me and did / did not take an oath.

(SEAL)

Notary Public, State of Florida
(Signature of Notary taking Acknowledgment)

Name of Notary Typed,
Printed or Stamped

My Commission Expires:

Commission Number

G:\rbd office\2013\BonnetHouse\201.06.12.13(d redline) rbd.docx
E:\rbd office\2013\BonnetHouse\201.06.12.13(e clean rbd).docx
E:\Recovered\rbd_office\2013\BonnetHouse\201.06.12.13[f_redline_rbd].docx
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SCHEDULE ONE

Impressions of Florida Fundraiser

Young Artist Music Series

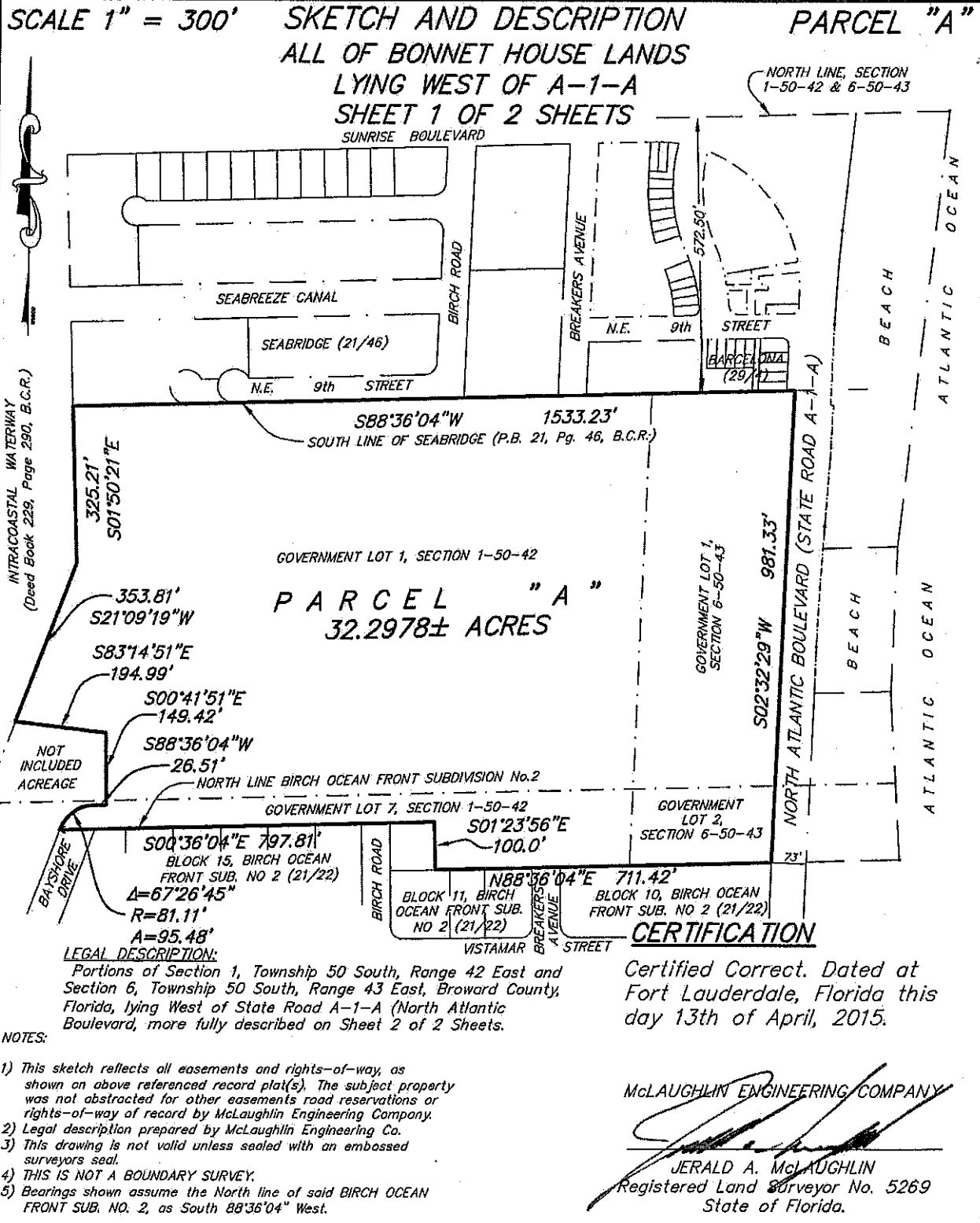
Orchid Fair

EXHIBIT "A-1"



McLAUGHLIN ENGINEERING COMPANY
LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
 400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
 PHONE (954) 763-7611 * FAX (954) 763-7615



FIELD BOOK NO. _____

DRAWN BY: JMMjr _____

JOB ORDER NO. V-0210 _____

CHECKED BY: _____

REF. DWG.: P-112, RD#4-30

C: \JMMjr\2015\V0210(BONNET HOUSE)



McLAUGHLIN ENGINEERING COMPANY

LB#285

ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 * FAX (954) 763-7615

SKETCH AND DESCRIPTION

PARCEL "A"

ALL OF BONNET HOUSE LANDS

LYING WEST OF A-1-A

SHEET 2 OF 2 SHEETS

LEGAL DESCRIPTION:

All that part of Government Lot 1, Section 1, Township 50 South, Range 42 East, less Seabridge, according to the plat thereof, recorded in Plat Book 21, Page 46, of the public records of Broward County, Florida, and less Atlantic Beach Development, according to the plat thereof, recorded in Plat Book 27, Page 1, of the public records of Broward County, Florida, and less the North 572.50 feet (as measured at right angles) of said Government Lot 1; together with that portion of Government Lot 1, Section 6, Township 50 South, Range 43 East, lying West of State Road A-1-A, less the North 572.50 feet thereof, (as measured at right angles); together with that part of Government Lot 7, said Section 1, lying North of Birch Ocean Front Subdivision No. 2, according to the plat thereof, recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida; together with that portion of Government Lot 2, said Section 6, lying West of State Road A-1-A, and North of said Birch Ocean Front Subdivision No. 2, all less portions of the above described lands described in Deed Book 716, Page 574, and Deed Book 773, Page 630, in Broward County Records, excluding that part of the aforesaid property which is not within the East 750 feet thereof. Subject to easements described in Deed Book 689, Page 633, and Deed Book 716, Page 574.

TOGETHER WITH:

All that part of Government Lot 1, Section 1, Township 50 South, Range 42 East, less Seabridge, according to the plat thereof, recorded in Plat Book 21, Page 46, of the public records of Broward County, Florida, and less Atlantic Beach Development, according to the plat thereof, recorded in Plat Book 27, Page 1, of the public records of Broward County, Florida, and less the North 572.50 feet (as measured at right angles) of said Government Lot 1, together with that portion of Government Lot 1, Section 6, Township 50 South, Range 43 East, lying West of State Road A-1-A, less the North 572.50 feet thereof, (as measured at right angles); together with that part of Government Lot 7, said Section 1, lying North of Birch Ocean Front Subdivision No. 2, according to the plat thereof, recorded in Plat Book 21, Page 22, of the public records of Broward County, Florida; together with that portion of Government Lot 2, said Section 6, lying West of State Road A-1-A, and North of said Birch Ocean Front Subdivision No. 2, all less portions of the above described lands described in Deed Book 716, Page 574, and Deed Book 773, Page 630, in Broward County Records, excluding that part of the aforesaid property which is within the East 750 feet thereof. Subject to easements described in Deed Book 689, Page 633, and Deed Book 716, Page 574.

Said Land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida and containing 32.2978 acres more or less.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this day 13th of April, 2015.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said BIRCH OCEAN FRONT SUB. NO. 2, as South 88°36'04" West.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-0210

CHECKED BY: _____

REF. DWG.: P-112, RD#4-30

C: \JMMjr\2015\VO210(BONNET HOUSE)

CAM #16-0235

Exhibit 1

25 of 38

EXHIBIT "A-2 "





McLAUGHLIN ENGINEERING COMPANY

LB#285

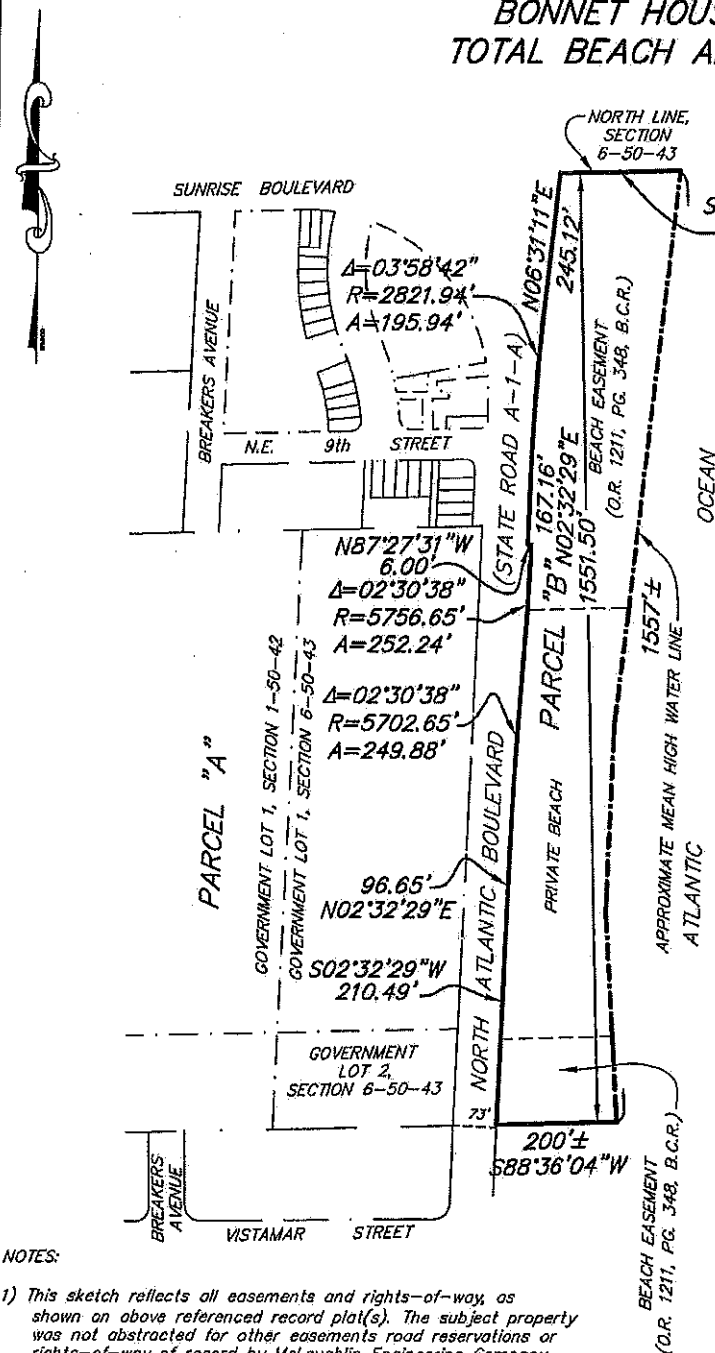
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 300'

SKETCH AND DESCRIPTION

PARCEL "B"

BONNET HOUSE
TOTAL BEACH AREA



LEGAL DESCRIPTION:

The North 11551.50 feet (as measured at right angles) of Section 6, Township 50 South, Range 43 East, Broward County, Florida, lying East of State Road A-1-A, and lying West of the Atlantic Ocean.

Said Land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this day 13th of April, 2015.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Section 6-50-43, as South 88°36'04" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-0210

REF. DWG.: P-112, RD#4-30

CHECKED BY: C: JMMjr/2015/V0210(BONNET HOUSE)

CAM #16-0235

Exhibit 1

27 of 38

EXHIBIT "A-3"

QBD



McLAUGHLIN ENGINEERING COMPANY

LB#285

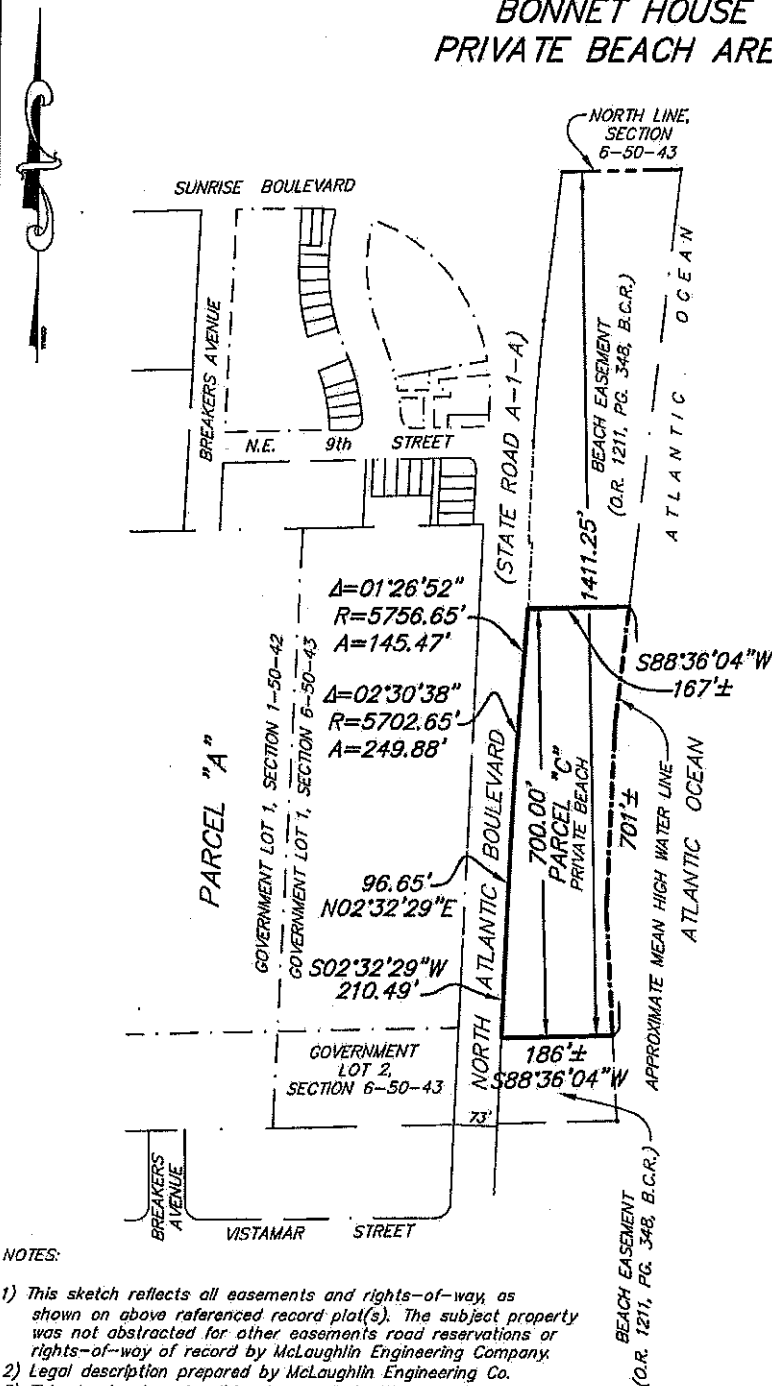
ENGINEERING * SURVEYING * PLATTING * LAND PLANNING
400 N.E. 3rd AVENUE FORT LAUDERDALE, FLORIDA 33301
PHONE (954) 763-7611 * FAX (954) 763-7615

SCALE 1" = 300'

SKETCH AND DESCRIPTION

PARCEL "C"

BONNET HOUSE PRIVATE BEACH AREA



LEGAL DESCRIPTION:

The South 700 feet of the North 1411.25 feet (as measured at right angles) of Section 6, Township 50 South, Range 43 East, Broward County, Florida, lying East of State Road A-1-A, and lying West of the Atlantic Ocean.

Said Land situate, lying and being in the City of Fort Lauderdale, Broward County, Florida.

CERTIFICATION

Certified Correct. Dated at Fort Lauderdale, Florida this day 13th of April, 2015.

McLAUGHLIN ENGINEERING COMPANY

JERALD A. McLAUGHLIN
Registered Land Surveyor No. 5269
State of Florida.

NOTES:

- 1) This sketch reflects all easements and rights-of-way, as shown on above referenced record plat(s). The subject property was not abstracted for other easements road reservations or rights-of-way of record by McLaughlin Engineering Company.
- 2) Legal description prepared by McLaughlin Engineering Co.
- 3) This drawing is not valid unless sealed with an embossed surveyors seal.
- 4) THIS IS NOT A BOUNDARY SURVEY.
- 5) Bearings shown assume the North line of said Section 6-50-43, as South 88°36'04" East.

FIELD BOOK NO. _____

DRAWN BY: JMMjr

JOB ORDER NO. V-0210

CHECKED BY: JMMjr/2015/V0210(BONNET HOUSE)

REF. DWG.: P-112, RD#4-30

CAM #16-0234

Exhibit 1

29 of 38

EXHIBIT "B"

EASEMENT

THIS EASEMENT made this 25th day of November, A. D. 1940, by and between FREDERIC CLAY BARTLETT and EVELYN FORTUNE BARTLETT, his wife, FREDERICK CLAY BARTLETT as Trustee for FREDERICK CLAY BARTLETT, JUNIOR, all of White Hall, Beverly, and Elizabeth West Bartlett, his wife Massachusetts, and FREDERICK CLAY BARTLETT, JUNIOR, of Manchester, Vermont, herein called the parties of the first part, and CITY OF FORT LAUDERDALE, a municipal corporation organized and existing under the laws of the State of Florida, herein called the party of the second part.

WITNESSETH that the parties of the first part, for and in consideration of the sum of One Dollar, to them in hand paid by the party of the second part at or before the ensealing and delivery of these presents, the receipt of which is hereby acknowledged, and for and in consideration of the additional consideration to be paid by the party of the second part to the parties of the first part in compliance with the terms of a certain agreement between the parties hereto, by these presents do give, grant, bargain and sell unto the party of the second part the right to use the following described lands, to-wit:

The North 901.25 feet of Section 6, Township 50 South, Range 43 East lying East of the East Right of Way Line of "Atlantic Boulevard" as now dedicated according to Deed Book 24, at page 471, of the Public Records of Broward County, Florida.

The South 350.25 feet of the North 1551.5 feet of Section 6, Township 50 South, Range 43 East, lying East of the East Right of Way Line of "Atlantic Boulevard" as now dedicated according to Deed Book 24, at page 471, of the Public Records of Broward County, Florida.

All of said lands situate, lying and being in the County of Broward, State of Florida.

for public beach purposes and uses necessarily incident thereto, which uses shall include automobile parking privileges incident to the use of the said beach.

TO HAVE AND TO USE said rights and privileges upon the

DEED 372-361

following conditions, to-wit:


1. That said lands be used only for said purposes and for no other purposes.

2. That the party of the second part shall regulate traffic upon all streets, highways and parking areas upon and adjacent to said property in a reasonable manner; and that the party of the second part shall regulate in a reasonable manner the use of the above described property for the purpose aforementioned so as to preserve the free and convenient use of said property by the public for the said purposes, and so as to prevent any interference with such uses which would render the said uses hazardous and unsafe to the public.

3. That the party of the second part shall not by ordinance or otherwise prohibit the parties of the first part from enclosing by fence or wall, subject to reasonable rules and regulations of the second party, the beach property owned by the parties of the first part lying adjacent to and between said parcels of lands hereinabove described.

4. That the party of the second part shall not itself nor as a party with others initiate, participate in, or contribute to any plan or program to take from, by condemnation or otherwise, any of the lands of the parties of the first part lying between Atlantic Boulevard, as now dedicated according to Deed Book 24, Page 471, of the Public Records of Broward County, Florida, and Florida East Coast Canal.

And the party of the second part covenants in good faith to endeavor to prevent the encroachment, relocation or use of said Atlantic Boulevard in such a manner as to encroach upon the said lands West of said Atlantic Boulevard, or in such a manner as to interfere with or detract from the use of the beach lands first above described for the purposes above stated.



372-382

372-382

5. The party of the second part shall not directly or indirectly make any effort to bring, or bring, condemnation proceedings against the 300-foot of beach lands of the parties of the first part lying adjacent to and between the two parcels of land first above described.

The use of the lands first above described for other purposes than hereinbefore mentioned, or the violation of any of the foregoing conditions and covenants, except the failure of the party of the second part to pay the additional consideration hereinbefore mentioned, shall terminate the rights and privileges herein granted and the parties of the first part, their heirs, devisees, executors and administrators shall re-enter upon said lands and premises first above described, freed and discharged from said rights and privileges of the party of the second part.

IN WITNESS WHEREOF, the said parties of the first part have hereunto set their hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

Edward S. Walker

Frank W. Foster
As to Frederic Clay Bartlett

Frederic Clay Bartlett (SEAL)

Frank W. Foster

Edward S. Walker
As to Frederic Clay Bartlett

Frederic Clay Bartlett (SEAL)

Chapman

Frederic Clay Bartlett

Hubert M. Bartlett
As to Hubert M. Bartlett, Jr., and Elizabeth M. Bartlett, his wife

Hubert M. Bartlett (SEAL)

Edward S. Walker

Frank W. Foster

Frederic Clay Bartlett (SEAL)

Hubert M. Bartlett

Hubert M. Bartlett (SEAL)

ABP

372 363

STATE OF Massachusetts
COUNTY OF Essex

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FREDERIC CLAY BARTLETT and EVELYN FORTUNE BARTLETT, his wife, and FREDERIC CLAY BARTLETT as ~~husband~~ ^{Tru} Trustee for FREDERIC CLAY BARTLETT, JR, a single man, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and themselves acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said EVELYN FORTUNE BARTLETT, known to me to be the wife of the said FREDERIC CLAY BARTLETT, on a separate and private examination taken and made by me, separately and apart from her said husband, did acknowledge that she made herself a party to said deed for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable in and to the lands described therein and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS MY hand and official seal at Beverly County
of Essex, and State of Massachusetts
this 20th day of November, A. D. 2040.

Edward J. Kiffin
Notary Public,
My Commission Expires Sept. 15, 2041
My Commission expires

DEED 372

STATE OF Vermont
COUNTY OF Wilmington

I HEREBY CERTIFY, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, FREDERIC CLAY BARTLETT, JR., AND ELIZABETH WEST BARTLETT, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and themselves acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

AND I FURTHER CERTIFY, That the said ELIZABETH WEST BARTLETT, known to me to be the wife of the said FREDERIC CLAY BARTLETT, JR., on a separate and private examination taken and made by me, separately and apart from her said husband, did acknowledge that she made herself a party to said instrument for the purpose of renouncing, relinquishing and conveying all her right, title and interest, whether of dower, homestead or of separate property, statutory or equitable in and to the lands described therein and that she executed the said deed freely and voluntarily and without any compulsion, constraint, apprehension or fear of or from her said husband.

WITNESS my hand and official seal at Manchester
County of Wilmington, and State of Vermont
this 27th day of November, A. D. 1940.

[Signature]
Notary Public,

My commission expires Feb 10 1941

STATE OF FLORIDA
COUNTY OF DICKENS

This instrument filed for record
of 18 day of Nov 1940 and recorded in book 322
at 267 pages.

EXHIBIT "C"

58- 39088

REC 1213 PM 643

RELEASE OF EASEMENT

THIS INDENTURE, made this the 22 day of April,
A.D. 1958; between:

CITY OF FORT LAUDERDALE, a municipal
corporation of Florida, City Hall, Fort
Lauderdale, Broward County, Florida, as
Party of the First Part,

AND

EVELYN F. HUGER, of the County of Essex,
State of Massachusetts, Party of the
Second Part,

WITNESSETH: That whereas, Frederic Clay Bartlett,
et al., did give and grant to City of Fort Lauderdale, a
municipal corporation of Florida, by instrument dated November
25, 1940 and recorded in Deed Book 372, page 360 of the public
records of Broward County, Florida, an easement for beach
purposes in and to certain lands therein described; and

WHEREAS, the parties have mutually agreed that City
of Fort Lauderdale release certain of its easement rights in
exchange for a Right-of-Way Deed from the Party of the Second
Part herein to City of Fort Lauderdale, together with other
considerations.

NOW, THEREFORE, for and in consideration of the sum
of ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS to it in hand
paid by the said Party of the Second Part, the receipt whereof
is hereby acknowledged, the said Party of the First Part does
hereby release and disclaim any rights it may have under the
aforementioned easement agreement in and to the following
parcels of land, situate, lying and being in Broward County,
State of Florida, more particularly described as follows, to-wit:

The South 190 feet of the North 901.25 feet of
the North 1351.5 feet, and also the North 210 feet of
the South 350.25 feet of the North 1351.5 feet of
Government Lot 1 in Section 6, Township 50 South, Range
43 East, lying East of Right-of-Way Parcel A for widen-
ing State Road A-1-A, as shown on sketch of survey
prepared by Walter A. McElfresh, Engineer, dated
January 27, 1958 and attached to Right-of-Way Deed
from Evelyn F. Huger, joined by her husband, Daniel
H. Huger, to City of Fort Lauderdale, dated April 22,
1958, and recorded in the public records of Broward
County, Florida, in Deed Book 372, page 360.

REC 1213 444

TO HAVE AND TO HOLD the same unto the Party of the Second Part, her heirs and assigns forever.

IN WITNESS WHEREOF, the Party of the First Part has caused these presents to be executed by its proper officers on its behalf this the 29 day of April, A.D. 1958.

Signed, sealed and delivered in the presence of:

CITY OF FORT LAUDERDALE, a municipal corporation of Florida

By Robert A. Childers
Mayor-Commissioner

By W. J. Veeder
City Manager

ATTEST:

City Clerk

Approved as to form:

City Attorney

STATE OF FLORIDA;
COUNTY OF BROWARD;

BEFORE ME, an officer duly authorized by law to administer oaths and take acknowledgments, personally appeared ROBERT A. CHILDERS, W. J. VEEDER and FLORENCE C. HARDY, respectively Mayor-Commissioner, City Manager and City Clerk of City of Fort Lauderdale, a municipal corporation of Florida, and they each acknowledged before me that they executed the foregoing Release of Easement as the proper officials of the City of Fort Lauderdale, and the same is the act and deed of the said City of Fort Lauderdale.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at Fort Lauderdale, Broward County, Florida, this 29 day of April, A.D. 1958.

James R. Hartman
Notary Public, State of Florida at Large

My Commission Expires:

Notary Public, State of Florida at Large
My Commission Expires: April 1, 1961

RECORDED IN OFFICIAL RECORD BOOK
OF BROWARD COUNTY, FLORIDA
FRANK H. MARKS
CLERK OF CIRCUIT COURT