

## LICENSE AGREEMENT

This License Agreement ("Agreement") is made and entered into this 4th day of August 2021 by and between the Village of Romeoville, an Illinois municipal corporation ("Village") and The Bambini Group, LLC ("Concessionaire").

### WITNESSETH:

**WHEREAS**, the Village through its Recreation Department operates certain Recreational Facilities including Deer Crossing Park which includes a number of recreational amenities such as an amphitheater, pavilion and playground (collectively, the recreational amenities at Deer Crossing Park are hereinafter sometimes referred to as the "Facilities"); and

**WHEREAS**, the Village and its Recreation Department have, operate or permit the operation of a seasonal Concession Stand at the Facilities for the sale of food and beverages (the "Concession Stand"); and

**WHEREAS**, the Village finds, based on the recommendation of the Recreation Department, that it would be in the best interest of the citizens of the Village and other users of the Facilities to permit Concessionaire to operate the Concession Stand at Deer Crossing Park during the dates and times and for the events as hereinafter set forth; and

**WHEREAS**, the Village finds that the Concessionaire's operation of the Concession Stand in accordance with its proposal will provide appropriate food and beverage service to citizens of the Village and other users of the Facilities.

**NOW THEREFORE**, in consideration of the mutual promises and covenants contained herein, the parties hereto hereby agree as follows:

1. License. The Village grants to the Concessionaire a license ("License") to occupy and use, for the purpose and under the conditions stated herein, the Concession Stand located at the Facilities.
2. Purpose. The concessionaire shall use the Concession Stand solely for the preparation and sale of food and beverages, and shall conduct no other activity in or from the Concession Stand.
3. Term of License; Renewal of License. The License granted in paragraph 1 shall take effect on July 21, 2021 with respect to the Concession Stand and shall permit and require Concessionaire to operate the Concession Stand for the months of June, July, August and September during 2021, 2022, and 2023 on such dates and times and for such events as the Village may from time to time communicate to Concessionaire, provided, however, that this Agreement itself may be terminated in accordance with the provisions of paragraph 8 hereof. The License herein granted shall also extend to Concessionaire's operation of the Concession Stand at Village special events designated and approved by the Village during other months of the year during the term of this Agreement, and subject to the terms hereof. Notwithstanding the termination of the license hereunder, this Agreement shall survive for purposes of the enforcement of Concessionaire's obligations to the Village hereunder, including but not limited to the obligations to pay the license fee, to pay for damages to the Concession Stand or equipment therein, and to indemnify the Village. The license herein shall automatically renew for an additional summer operational season (i.e., the months of June through September) in 2024 upon the terms and conditions set forth herein unless the Village shall, not later than March 1 of the relevant year, notify the Concessionaire that it is electing not to renew and to terminate the license hereunder, or unless the Concessionaire shall, not later than January 1 of the relevant year, notify the Village that it is electing not to renew and to terminate the license hereunder. Except as otherwise expressly granted herein, the Village

reserves and retains all other rights with respect to the use and operation of Deer Crossing Park and the Concession Stand, including but not limited to the rights to use and operate the same for Village events and purposes other than those communicated to Concessionaire under this Agreement, and nothing in this Agreement shall be deemed to grant any rights to Concessionaire to operate the Concession Stand in connection with the Village's retained and reserved rights as expressed herein.

4. License Fee and Security Deposit.

- A. License Fee. As consideration for the privileges extended under the License, the Concessionaire shall pay to the Village a sum equal to Five Hundred Dollars (\$500.00) annually on or before June 1 of each year during each year of the term of this license, plus fifteen percent (15%) of gross revenues less cost of goods sold by Concessionaire from or generated by the sale of food and beverages at the Concession Stand as contemplated herein during annually conducted special events so designated to the Concessionaire by the Village (collectively, the "License Fee"). To facilitate the accurate calculation of the License Fee, the Concessionaire shall, on or before October 1 of each year during the term of this Agreement, provide to the Village financial reports reasonably acceptable to the Village detailing all revenues generated from Concession Stand operations during the Independence Day operations of the Concession Stand and the cost paid by the Concessionaire for all food and beverages sold from the Concession Stand during such Independence Day operations of the Concession Stand. Village shall thereafter invoice Concessionaire for the License Fee annually on October 15 of each year, and Concessionaire shall in turn remit the License Fee in full to the Village on or before September 15 of each year. At all times hereunder, Village shall have the right to inspect the books and records of the Concessionaire pertaining to the operation of the Concession Stand to aid in the proper calculation and collection of the License Fee.
- B. Security Deposit; Key Deposit. To secure its performance of the terms of this Agreement, the Concessionaire shall deposit with the Village the sum of Five Hundred and No/100 Dollars (\$500.00) ("Security Deposit") plus the sum of Twenty-Five and No/100 Dollars per each key to the Concession Stand provided to Concessionaire by the Village ("Key Deposit"). The Concessionaire shall not be entitled to interest on the Security Deposit or Key Deposit, nor be entitled to treat the Security Deposit or Key Deposit as advance payment of the License Fee due hereunder. In the event that the Concessionaire fails to pay any part of the License Fee, causes any damage or injury to the Concession Stand, or otherwise breaches any term of this Agreement, the Village shall have the right to apply all or part of the Security Deposit toward any past due License Fee obligations, to the repair of any damage or injury to the Concession Stand, or to the remedy of any other breach of this Agreement. If all or any portion of the Security Deposit is so applied, the Concessionaire shall, upon notice from the Village, promptly replenish the Security Deposit to its original amount during the term of the License herein granted. In the event that any breach of this Agreement by the Concessionaire results in damages to the Village Concession Stand of more than Five Hundred and No/100 Dollars (\$500.00), the Village may apply the entire Security Deposit towards such damages, provided, however, that Concessionaire shall remain liable for the balance of such damages, and provide further, that this paragraph 4.B shall not be construed as providing for liquidated damages, nor shall it be construed to limit any other rights or remedies which the Village may have under this Agreement, at law or equity, or otherwise. Any portion of the Security Deposit that does not apply to any of the items set forth in this paragraph 4.B shall be refunded to the concessionaire upon the expiration or termination of this Agreement. Notwithstanding anything herein to the contrary, at the conclusion of the License term provided for in this Agreement, the Village may, at its discretion and upon notice to

Concessionaire, apply all or any portion of the Security Deposit or Key Deposit then held by the Village toward payment of the License Fee owed by Concessionaire. The Village shall hold the Key Deposit as security for the return of all keys to the Concession Stand issued to Concessionaire by the Village and may apply the same to the cost of replacement keys in the event that any keys are not returned to Village by Concessionaire at the end of a given license term.

5. Operational Requirements. The Concessionaire shall conform its operation and use of the Concession Stand to the following requirements:

- A. Hours of Operation. The concessionaire shall operate the Concession Stand during the dates, days and time periods set forth in Exhibit A hereto. Concessionaire acknowledges that the dates, days and time periods set forth in Exhibit A may be subject to change based on changes in the events scheduled at the Facilities, and that in the event of any changes to events or usage scheduled to take place at the Facilities, Concessionaire shall modify its dates, times and hours of operation to accommodate such schedule changes.
- B. Sign. The Concessionaire may place a sign advertising its operation of the Concession Stand on or adjacent to the Concession Stand, provided, however, that such a sign must conform to all of the Village's ordinances and requirements, and must be pre-approved by the maintenance staff of the Village's Recreation Department.
- C. Business License/Necessary Permits. The concessionaire shall obtain a license covering its operation of the Concession Stand from the Village, and shall obtain any other Village, federal, state, or Will County authorizations or permits necessary to such operations. Without otherwise limiting the foregoing, any use or operation of charcoal or propane grills by the Concessionaire shall be subject to the review and approval of the Village Fire Department. Additionally, any alteration, decoration or modification of the Concession Stand desired by the Concessionaire shall be prohibited without the express approval of the Village thereto in writing, and shall be fully subject to the applicable ordinances of the Village; any alterations, decorations or modifications of the Concession Stand so made shall become the sole property of the Village upon any termination or expiration of this Agreement.
- D. Taxes. The Concessionaire shall be responsible for collecting and paying taxes arising out of its operation of the Concession Stand, including but not limited to, State of Illinois Sales Taxes.
- E. Health Permit. The Concessionaire shall obtain a Will County Health Permit and the Concession Stand will be inspected by the Will County Health Department. Failure to obtain such permits will result in closing of the Concession Stand.
- F. Compliance. The concessionaire's operation of the Concession Stand shall comply with all applicable laws, regulations, ordinances, and orders of any governmental body having jurisdiction, including but expressly not limited to the Village.
- G. Menu. Except as otherwise specifically provided in this Agreement, the Concessionaire may sell any type of food or beverage at the Concession Stand, and shall be permitted to sell alcoholic beverages at the Concession Stand in compliance with the terms and conditions of any valid liquor license held by Concessionaire permitting the same at the Concession Stand and the terms and conditions of the permit issued by the Village for the use of public property for the same, and subject to the right of the Village to prohibit sales of alcoholic beverages on the dates and at the events as set forth in Exhibit A to this

Agreement. Concessionaire acknowledges that Village currently is or during the term of this Agreement may become party to an agreement which requires the exclusive sale of nonalcoholic beverages from a certain defined family of beverage products at the Concession Stand, and agrees that it shall abide by and comply with the terms and provisions of any such agreements entered into from time to time by the Village in connection with its performance under this Agreement.

- H. Insurance. Contemporaneously with its execution of this Agreement, Concessionaire shall obtain or have in full force and effect Commercial General Liability insurance and dram shop insurance coverage insuring Concessionaire and Village with respect to occurrences on or about the Concession Stand and arising out of the performance of the Agreement or the sale of alcoholic beverages from the Concession Stand with such Commercial General Liability coverage having combined single limits of not less than \$1,000,000.00 for personal injury and death and property damage per occurrence, and in the aggregate, and which dram shop coverage shall have such limits as required by Illinois state law, all of which coverage shall specifically refer to this Agreement. Concessionaire shall further maintain automobile liability insurance with coverage of not less than \$1,000,000.00 for personal injuries or death per occurrence and \$1,000,000.00 for property damage per occurrence. All insurance coverage provided under this Agreement shall expressly provide that it is primary and noncontributory to any insurance coverage maintained by the Village, and shall waive any rights of recovery against the Village. Copies of all policies of insurance, certificates of insurance and endorsements reflecting the coverages required under this Agreement shall be provided to the Village prior to any provision of services from the Concession Stand by Concessionaire. In the event that the foregoing documentation is not provided within ten (10) business days from the date of Village approval of this Agreement, Village may terminate this Agreement.
- I. Intentionally Omitted.
- J. Cleaning. The Concessionaire shall, during the term of this agreement be responsible for keeping the cooking and food distribution areas of the Concession Stand and all equipment used in the operation of the Concession Stand in clean and sanitary condition. Concessionaire shall also at all times maintain the Concession Stand and associated areas, including seating areas, and all personal property located therein in a clean, neat, orderly and safe condition. This includes the collection and proper disposal of trash and keeping table tops in a clean and sanitary condition. The Village will provide trash receptacles and tables, and will cause the emptying of trash receptacles as needed. Concessionaire is also responsible for any and all damage to the Concession Stand and equipment provided by the Village in excess of normal wear and tear and shall be responsible to repair or replace damaged equipment at its expense, and with the repaired or replaced equipment thereafter being the sole property of the Village.
- K. Equipment. The Concessionaire shall be allowed to use such of its own equipment, as it deems necessary for the operation of the Concession Stand, and shall be solely responsible for its operation and maintenance.
- L. Employees; Employee Conduct. Concessionaire shall be responsible to staff the Concession Stand with sufficient employees or volunteers qualified in the operation of the Concession Stand or comparable facilities as are necessary to provide efficient and courteous service to the public. The Concessionaire shall assume full responsibility and liability for the acts and conduct of the employees or volunteers operating the Concession

Stand, and shall take such disciplinary measures as may be necessary with respect to such employees.

M. License Personal to Concessionaire. Absent the express written consent of the Village to the contrary, the License created hereby shall be deemed personal to the Concessionaire, and the Concessionaire shall not contract, sublicense or otherwise act in any way to transfer its rights hereunder to any other party.

N. Background Checks. At all times during its operation and use of the Concession Stand, Concessionaire shall require that at least one of its personnel or volunteers present at the Concession Stand during such operation shall have submitted to a criminal background check conducted by the Village Police Department, the results of which shall be acceptable to the Village at its discretion prior to the operation of the Concession Stand by Concessionaire.

6. Village Operational Responsibilities. The Village shall facilitate the Concessionaire's operation of the Concession Stand as follows:

A. Access to the Concession Stand. The Village shall provide the Concessionaire with keys to and the alarm code for the Concession Stand and associated restrooms. Concessionaire shall be responsible for unlocking the Concession Stand at the start of each day of use and for locking the Concession Stand at the end of each day of use. The Concessionaire shall return the keys to the Village upon the termination of this License, shall not duplicate or transfer keys, and shall not divulge the alarm code to any persons other than the employees authorized to operate the Concession Stand.

B. Utilities. The Village shall supply, at its expense, all electrical, water, and sewer service necessary to the Concession Stand, including the rest rooms and the outside areas adjacent to the Concession Stand.

C. Concession Stand Maintenance. The Village shall properly maintain the interior and the exterior of the Concession Stand, including the rest rooms and the outside areas adjacent to the Concession Stand.

D. Village Equipment. The Village shall furnish the Concessionaire with the equipment identified in Exhibit A for use at the Concession Stand by Concessionaire during this Agreement. The Concessionaire, pursuant to paragraph 5.J., shall be responsible for keeping the foregoing equipment in clean and sanitary condition during the term of this Agreement, and for repairing and if necessary, replacing any equipment (including the Concession Stand) damaged in excess of normal wear and tear. All repaired and replaced equipment (including the Concession Stand) shall be owned by the Village.

E. Concessionaire's Equipment and Inventory. The Village shall not be responsible for any damages to or loss of any of the Concessionaire's equipment or inventory where such damage results from theft, vandalism, fire, natural disaster, or other cause similarly beyond the control of the Village.

7. Indemnity. The Concessionaire shall indemnify and hold harmless the Village and any of its elected officials or employees from all claims, costs, damages, penalties or other charges sustained by the Village and its elected officials or any employees arising from or related to any breach of this Agreement by the Concessionaire, or the negligence or misconduct of

Concessionaire in performing under this Agreement. The provisions of this paragraph 7 shall survive the expiration or termination of this Agreement.

8. Termination. Either party shall have the right to terminate this Agreement on five (5) days' notice to the other party in the event that such other party breaches any term or condition hereof.
9. No Interest in Property. The License granted by paragraph 1 of this Agreement shall be construed as a personal privilege extended to the Concessionaire, and shall not be construed as granting the Concessionaire any interest in the Concession Stand or any other real property owned by the Village.
10. Headings. The headings of the paragraph of this agreement are for convenience and reference only and do not form a part hereof and do not modify, interpret or construe an understanding of parties hereto.
11. Governing Laws. This Agreement shall be deemed to have been executed, delivered and accepted in the State of Illinois and shall be construed pursuant to and in accordance with the laws of the State of Illinois.
12. Entire Agreement. This Agreement embodies the entire Agreement and understanding between the parties and there are no other agreements, representations, warranties or understandings, oral or written, between the parties with respect to the subject matter of this Agreement. No alteration, modification, amendment or change of this Agreement shall be valid unless by like instrument.
13. Counterparts. This Agreement may be signed upon by any number of counterparts with the same effects as if the signature to each were upon the same Agreement.
14. Originals. This Agreement may be reproduced by means of carbon, Xerox process or otherwise. Each such reproduction, if manually executed by the parties, shall for all purposes be deemed, and the same is hereby declared, to be a duplicate original of this Agreement.
15. Waiver. No waiver by either party of any breach of any term, covenant or condition hereof shall be deemed a waiver of the same or any subsequent breach of the same or any other term, covenant or condition. No covenant, term or condition of this Agreement shall be deemed waived by either party unless waived in writing.
16. Notice. Any notice provided for herein or given pursuant to this Agreement shall be in writing and served on the Village and the Concessionaire at the following address:

Village: Village of Romeoville  
1050 W. Romeo Road  
Romeoville, Illinois 60446

With Copy to: Rich Vogel  
Tracy, Johnson & Wilson  
2801 Black Road – Second Floor  
Joliet, Illinois 60435

Concessionaire: The Bambini Group, LLC  
646 N. Independence Boulevard

Romeoville, IL 60446

Any notices shall be either (i) personally delivered to the address set forth above, in which case it shall be deemed delivered on the date of delivery to said address; or (ii) sent by registered or certified mail, return requested; or (iii) sent by a nationally recognized overnight courier.

17. Village Signatories. The signatories for the Village to this Agreement are signing in their corporate and representative capacities, and shall not be personally or individually liable for the performance thereof.
18. Venue. Any suit brought by a party hereto against the other to enforce the terms of this Agreement shall be brought in the Circuit Court of the Twelfth Judicial court, Will County, Illinois.

**IN WITNESS WHEREOF**, the undersigned parties have caused the Agreement to be duly executed.

**VILLAGE OF ROMEOVILLE**

**CONCESSIONAIRE**

The Bambini Group, LLC

By: \_\_\_\_\_  
John D. Noak, Mayor

By: \_\_\_\_\_

Its \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

Attest: \_\_\_\_\_  
Dr. Bernice Holloway, Clerk

Attest: \_\_\_\_\_



## **EXHIBIT A—EQUIPMENT SUPPLIED BY VILLAGE AT CONCESSION STAND**

### **Equipment**

Concessionaire shall furnish and maintain, at its sole cost and expense, all equipment necessary to carry out the operation of the concession stands, and which shall remain the property of the Concessionaire upon termination or expiration of contract/contract. Following is a list of equipment owned by the Village that is currently provided and available for use by the Concessionaire. The Village will ensure that all existing equipment is in good working order prior to Concessionaire occupancy. All cleaning, maintenance and service calls for all equipment are the responsibility of the Concessionaire upon initiation of the license contemplated hereby.

Concessionaire will be responsible for any damages to the Village's concession equipment above and beyond normal wear and tear. Any damaged equipment will be subject to review by the Village and Concessionaire. In the event of damage to Village property or equipment beyond normal wear and tear, the security deposit will be applied to the costs of repairing such damage or replacing damaged property or equipment, and any unpaid damage costs not covered by the security deposit will be billed to the Concessionaire under the contract. All replacement or repaired property or equipment will be owned by the Village.

Village-owned concession equipment at Deer Crossing Park:

- Refrigerator/Freezer
- Microwave
- Hot dog warmer
- Pretzel warmer
- Popcorn machine
- 3 compartment sink
- Cooler
- Counter space
- Shelving rack
- Ice machine

## **EXHIBIT A—CONCESSION STAND LICENSE TERMS/HOURS OF OPERATION**

Concessionaire shall be responsible for keeping the Concession Stand open and operating during the dates and times and events designated to the Concessionaire by the Village. Village shall supply Concessionaire with date/time/event information for the 2021, 2022 and 2023 Concession Stand license years. Except where specifically indicated to the contrary by the Village, the Concessionaire shall be permitted to sell both food and alcoholic beverages at the dates, times and events during which the Concession Stand shall be operated.

**Days and Hours of Operation**—Within the license term as hereinabove noted, the Concessionaire shall be responsible for keeping the concession stands open during all of the dates and times and events provided to the Concessionaire by the Village. Additional days or hours are at the Concessionaire's discretion, subject to the applicable ordinances, rules and regulations of the Village and the Department, and specifically subject to the Village and the Department's prior written consent to the sale of any alcoholic beverages. Additionally, the Concessionaire acknowledges that league and tournament schedules are subject to change (i.e., additional events may be added or scheduled events may be canceled), and that the Concessionaire will be required to operate the concession stands during all league and tournament events. Weekly schedules will be sent to Concessionaire to verify game times and determine hours of operation. Concessionaire and Village acknowledge that Village shall have the right to modify and supplement the schedule and event information from time to time, prior to and during each year/season of operation of the Concession Stand.

#### **EXHIBIT A—CONCESSION STAND MENU/ALCOHOL SALES MENU**

Concessionaire has advised Village that it intends to provide the following menu at the Concession Stand, and will advise the Village of any changes to the same.

Pizza by the slice--\$4.00 per slice  
Vienna beef hotdogs--\$4.00  
Italian Sausage sandwich--\$5.00  
Nachos--\$3.00  
Popcorn--\$2.50 per box  
Chips—variety, \$1.25 per bag  
Kettle chips—variety, \$1.50 per bag  
Variety of ice cream products, \$2.00 to \$4.00 per item  
Variety of candy products, \$0.75 to \$2.00 per item  
Variety of canned soda, sports drinks and bottled water (subject to the terms of this License Agreement regarding requirements for sales of specific families of beverage products), \$1.00 to \$2.50 per item

Concessionaire shall be permitted to sell the following alcoholic beverages, and any changes to the alcoholic beverage menu must be approved in advance by the Village. Concessionaire may also sell other alcoholic beverages not listed herein, but only upon the written approval of the Village as to the specific items, and the pricing and serving size thereof.

Domestic beer--\$4.00 per 16 ounce cup  
Mike's Hard Lemonade--\$6.00 per 16 ounce cup  
Leinenkugel's Summer Shandy--\$6.00 per 16 ounce cup  
Craft Beer--\$7.00 per 16 ounce cup  
Wine (Red and White)--\$5.00 per cup, cup size TBD and to be approved by Village

Alcohol sales shall only be permitted hereunder pursuant to a valid Village liquor license covering the Deer Crossing Park location, and a valid Village permit to sell alcohol from public

property. All Concessionaire staff shall have completed TIPS training, and shall check ID for all alcohol purchasers, and supply wristbands to readily identify purchasers as old enough to purchase alcohol. All alcohol shall be sold in clear plastic cups.