

USE AGREEMENT FOR THE OLBRICH BEACH HOUSE FOR 2024-2030
Between the City of Madison and Rutabaga Paddlesports LLC

THIS AGREEMENT, entered into by and between the City of Madison, a municipal corporation (hereinafter referred to as “City”), and Rutabaga Paddlesports LLC (hereinafter referred to as “Permittee”), is effective as of January 1, 2024.

WITNESSETH:

WHEREAS, for many years, vendors have entered into agreements with the City allowing vendors to provide recreational and concession services to City residents and visitors at City shelters and facilities located at numerous City parks, which agreements are in the public’s interests as they facilitate greater access and enjoyment of the City’s parks, lakes, and recreational opportunities; and,

WHEREAS, the vendors provide services to City residents and visitors, such as canoeing, kayaking, and boating lessons, watercraft rentals, kids camps, and food and general concessions, that the City does not, and cannot, otherwise provide at these, or other, locations, but that are in the public’s interest, which services help the City with its placemaking efforts at the City’s parks; and,

WHEREAS, it is in the City’s interest to have only one vendor of these recreational and concession services at each Park to ensure that general public’s use of the Park is not interfered with, and that the vendor complies with general standards of safety and care in its dealings with the public; and,

WHEREAS, Permittee is a local company, specializing in outdoor recreation and water sports, that has been operating in the Madison area for forty-five years. In addition to its retail business, Permittee currently has a popular rental and instructional program and believes that it can expand to other locations to better serve the community; and,

WHEREAS, in 2016, following a Request for Proposals Process, Permittee was selected to provide recreational and non-alcoholic concession services at the Olbrich Beach House in Olbrich Park, and has successfully provided these services to the public under the terms of a 2017 Use Agreement that expires on December 31, 2023; and,

WHEREAS, based upon Permittee’s performance under the 2017 Use Agreement, the Parties wish to enter into a new agreement to extend Permittee’s use of the Olbrich Beach House, and to allow for expended uses of other City park property.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the Parties agree as follows:

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions upon which the City will allow Permittee to use a portion of the Olbrich Beach House and the surrounding area in Olbrich Park (hereinafter, the “Premises”) to conduct rental, instructional, non-alcoholic concession and other recreational activities. This Agreement also will allow Permittee to store watercraft and use the water tap at Esther Beach Park.

The Premises is described as follows:

Portions of the Olbrich Beach House and surrounding lands, located within Olbrich Park, in the City of Madison, and more particularly described as follows: the existing refreshment and concession area along with the adjoining small storage/closet; the women's lobby in the eastern part of the building; the common area in front of the concession area; the portion of the men's lobby in the western part of the building not being used by the co-occupant; the concrete pad on the eastern side of the building; and the southeast 50 foot section of the beach and the surrounding grassy area immediately south and southeast of the building.

A map depicting the Premises is attached hereto as Exhibit 1.

2. Term; Renewal. This Agreement shall be a three-year agreement, initially effective from January 1, 2024 through December 31, 2026. Thereafter, Permittee may renew this Agreement for up to two (2) additional terms of two-years each if mutually agreed to by the City and Permittee, running from January 1, 2027 through December 31, 2028, and from January 1, 2029 through December 31, 2030. To renew the Agreement, Permittee must, no earlier than August 31 and no later than December 1 of the then-current term, submit written notice to the Parks Division of Permittee’s desire to renew this Agreement. The City’s decision to renew or not renew the Agreement will be based upon mutual agreement including the Permittee’s performance under this Agreement during the then-current term. The decision to renew or not renew the Agreement is not reviewable, and solely that of the Parks Superintendent, or his/her designee. The City will notify Permittee in writing of its decision to renew or not renew this Agreement no later than December 15, in the final year of the then-current term.
3. Grant.
 - a. Olbrich Beach House. City does hereby grant to Permittee permission to conduct water sport equipment rental and instructional programs, run day camps, sell non-alcoholic concession products, and related products at the Premises, as set forth in this Agreement. Permittee is not granted the authority to erect any pier or dock into Lake Monona from the Premises. The City will retain all riparian rights at the Premises and in no way does the Agreement transfer any riparian rights at Olbrich Park to the Permittee. As part of this grant of authority, Permittee shall have the exclusive use of the existing refreshment, concession and storage areas of the Premises, and the non-exclusive use of the concrete pad, beach and grassy areas adjacent to the building. Any other uses of Olbrich Park by Permittee not covered by this Agreement shall be subject to Parks Division approval and may require additional permits or agreements with the City. In addition, Permittee and its

invitees shall have the non-exclusive right to use the bathrooms and other common areas within the Beach House.

- b. Esther Beach Park or Other Park Locations. The City does hereby grant to Permittee permission to store watercraft at Esther Beach Park, or other City Parks, as set forth below. This grant of authority includes the permission to place up to five storage racks in Esther Beach Park, at locations approved by the Parks Division. Permittee may place boat racks or store watercraft at other City Parks through a written agreement with the Superintendent. In addition, Permittee is authorized to use the City's water tap at Esther Beach Park while using the facility for youth programming. The method of accessing the water tap shall be arranged with the Parks Division. The purpose of this use is to allow participants in youth programming to wash their feet after existing the lake. Permittee is responsible for ensuring that the water tap is closed tightly when not in use, and Permittee shall inform the Parks Division of any problems with the tap.
4. Capital Improvements. The Parties agree that improvements, repairs and upgrades to the Premises ("Improvements") will be necessary or may be desirable in order to facilitate Permittee's offering of services at the Premises. Regarding these Improvements, the Parties agree as follows:
 - a. Capital Investment. The Permittee agrees to invest no less than \$5,000 in Improvements to the Premises over the lifetime of this Agreement (by Dec. 31, 2030).
 - b. Improvement Planning. The City and Permittee will conduct annual inspections of the facility to identify any planned Improvements and establish schedules for such work.
 - c. Plans and Approval. Prior to making any Improvement, Permittee must notify the Parks Superintendent, or representative, in writing of the anticipated Improvement. Except for Improvements to the electrical, plumbing, or other utility services to the Premises, or repairs under \$5,000, Permittee shall present the plans for the Improvements to the Board of Parks Commissioners, who shall either approve the Improvement, or reject the Improvement. If rejected, Permittee has no appeal rights, but may present a modified plan to the Board for reconsideration at a later date. Depending on the nature of the proposed Improvement, the Board of Parks Commissioners may require, before approving or rejecting the Improvement, an advisory opinion from the Board of Public Works.
 - d. Joint Participation. Upon notification of a proposed Improvement, the City may elect to participate in the project. If the City does elect to participate in an Improvement project, the Parties shall agree on each Parties' respective shares. If the City determines that public bidding requirements are applicable, the City shall manage and oversee the project, accepting Permittee's financial contribution to the Improvement prior to the start of construction. On any such City managed Improvement project, the City and its contractor shall coordinate the work schedule

and plans with Permittee, and keep Permittee reasonably informed of the status of the project.

- e. Construction. Except as provided in Subsection d, the funding and construction of any Improvement under this Section is entirely the responsibility of the Permittee, who shall be responsible for obtaining any required permits, licenses, and approvals for the improvement.
 - f. Donation and Acceptance of Improvements. Once the Improvements are complete, Permittee shall notify the Parks Superintendent, or designee, who shall then have the Improvement inspected. If the Parks Superintendent, or designee, is satisfied that the Improvement is consistent with the approved plans, and there appear to be no obvious defects or deficient workmanship, the City will accept the Improvement, which will be considered a donation by Permittee to the City for the use and enjoyment of City residents who use the Premises.
 - g. Warranties and Representations. Permittee agrees that when making Improvements, it will ensure that any and all warranties and representations made to Permittee by the builder, contractor, manufacturer, etc., regarding the Improvement, shall also extend to the City, who shall assume ownership of the Improvement once completed.
 - h. Accounting. Upon the acceptance of the Improvement by the City, Permittee shall supply City with a final accounting of the costs of the Improvement, which amount will be applied towards Permittee's requirements under Subsection a.
 - i. Ownership of Improvements. Any Improvements made to the Premises pursuant to this Section shall be the property of the City upon completion and acceptance, where required, regardless of the source(s) of financial contributions for the improvement, except that the following items shall remain the property of Permittee and may be removed by Permittee from the Premises at the end of the term of this Agreement: freezer(s), refrigerator(s), microwave, and water dispensing system. While Permittee may use the Improvements pursuant to the terms and conditions of this Agreement, Permittee has no ownership right in any of said Improvements.
5. Conditions of Use. In entering into this Agreement, the Parties agree to the following terms and conditions regarding the Permittee's use of the Premises:
- a. Services to be Provided at Premises. Permittee shall provide equipment and services to facilitate water sports rentals and activities at the Premises. This may include instructional and/or educational programs, the storage of private boats, lessons or workshops, youth camps, selling supporting merchandise or equipment, special events, races, concessions and café services of food and non-alcoholic beverages at the Premises. This may also include after school programs, and winter activities and events. A list of services and products will be provided to the City upon request by the Parks Division. No alcoholic beverages may be sold by the

Permittee. Permittee shall provide these services at a minimum from Memorial Day weekend through Labor Day.

- b. Co-Occupancy of Premises; Change in Status. Permittee is expected to occupy the Olbrich Beach House with another party during the lifetime of this Agreement (the “Co-Occupant”). The Co-Occupant shall have the exclusive use of the existing large storage room and new space to be constructed in the men’s lobby on the western side of the building, along with an outdoor seating area on the western side of the Beach House and the concrete pad (including a potential extension thereof) and front of the building on the western two-thirds (approximately) of the north side of the building. Co-Occupant and its invitees shall also have the non-exclusive use of the bathrooms and other common areas within the Beach House. Co-Occupant is expected to sell alcoholic beverages in a biergarten setting, under the terms of a separate use agreement with the City. In lieu of Co-Occupant being responsible for cleaning and stocking the restrooms, Co-Occupant shall be responsible for paying for all utility services at the Beach House.

Permittee and the Co-Occupant shall both agree to act in good faith toward each other and not interfere with the other’s use of the Beach House or surrounding area. Permittee agrees not to sell any products that are competitive with the products sold by Co-Occupant. Moreover, as part of the use agreement with the Co-Occupant, the City will not permit the Co-Occupant to sell food and beverage products that are competitive with the food and beverage products sold by Permittee. Should there be any issues between the Permittee and the Co-Occupant that cannot be resolved by Permittee and the Co-Occupant on their own, the Parks Division shall attempt to mediate the issue. If the Co-Occupant’s agreement with the City is terminated for any reason prior to the end of this Agreement, Permittee and the City will discuss any changes that may be necessary to the terms of this Agreement. Co-Occupant and Permittee may enter into an agreement between them to set forth their respective rights and obligations with respect to the Olbrich Beach House.

- c. Permits and Licenses. Permittee agrees, at its own expense, to obtain and keep current all licenses and permits necessary for the operation of Permittee’s business, including an annual Parks Vending Permit under Madison General Ordinances Sec. 8.17, and to comply with all Federal, State and City statutes, ordinances, rules and regulations applicable to Permittee’s business. Permittee agrees to obtain all inspections by the Health Department, Fire Department or any other governmental agency that are required to operate the services authorized under this Agreement. Permittee shall provide the Parks Division with proof of such compliance upon request. Failure to comply with this provision shall be a default under this Agreement.
- d. Equipment. City shall be responsible for providing access to the Premises, a lockable storage area, a concession counter, access to water and electrical service, and functioning bathrooms at the Premises. Permittee shall provide all other equipment necessary to operate the facility, including, but not limited to, all water sports equipment, safety equipment, concessions, refrigerators, freezers,

microwaves, and cash registers. The Permittee and Co-Occupant shall be jointly responsible for the entire cost of cleaning supplies, soap, and paper products for the public bathrooms at the Olbrich Beach House. Permittee may place boat storage racks and other equipment related to the operation of the Premises by the Permittee consistent with this Agreement in locations approved by the Parks Superintendent, or his/her designee. Permittee may, solely at Permittee’s expense, or along with Co-Occupant, install a security system at the Premises. Permittee may install or use other equipment with the written permission of the Parks Superintendent, or his/her designee. Upon request, Permittee shall provide the Parks Superintendent, or designee, with a current list of all the Permittee’s equipment at the Premises. At Esther Beach Park, Permittee may store its own canoes, kayaks, and stand up paddleboards on up to five storage racks, which may hold up to eight watercraft each. Permittee may not store anything else at Esther Beach Park unless otherwise approved through the standard Parks permitting process. Permittee may be authorized to place storage racks and watercraft at other City parks by the Superintendent. Permittee shall pay the City the fee below, due no later than December 31 of the calendar year.

Year	Fee
2024-2025	\$1,600
2026-2027	\$2,000
2028-2030	\$2,400

- e. Boat Storage Program. Permittee may offer a non-motorized personal boat storage program at the Premises to augment the Park Division’s personal boat storage program. Permittee may provide a maximum of 8 comparably sized racks to accommodate non-motorized watercraft for a boat storage program at the Premises. Each rack may hold up to 8 boats. Additional racks or square footage for the storage program must be approved by the Parks Superintendent or representative. Permittee shall pay the City a boat storage fee that is 25% of the annual, single watercraft fee as approved by the Board of Park Commissioners, or the fee below, whichever is less, for each personal boat stored. The boat storage fee shall be due no later than December 31 of the calendar year.

Year	Fee
2024-2025	\$40
2026-2027	\$50
2028-2030	\$60

- f. Utilities. Co-Occupant is responsible for 100% of water, sanitary sewer, stormwater and gas and electric costs at the Premises. City will provide Co-Occupant with the relevant meter data for the Premises. Permittee shall assume responsibility for utility costs in the event there is no Co-Occupant.
- g. Instructor's Certification. At least one employee or agent of the Permittee, whose duties involve the rental, instruction, or supervision of water sports activities, must be certified in first aid and CPR. Permittee's employees or agents may participate in the City sponsored certification program at Permittee's or Permittee's agent's cost. In addition, if Permittee is engaging in any instructional activity at the Premises, one employee or agent must be trained in the respective sport (e.g., stand-up paddling, canoeing, and kayaking) or the activity must be clearly identified as being uncertified in writing to any participants. If additional licenses or permits are required from the State of Wisconsin in order to perform such instructional services, the Permittee shall obtain those licenses or permits.
- h. Product. Upon request by the Parks Superintendent or designee, the Permittee will provide a list of items offered for sale at the Premises by Permittee, including, but not limited to, food, non-alcoholic beverages and confections, and boating related merchandise.
- i. Special Events. Permittee may hold up to four (4) special events and activities at the Premises each year with attendance of between 250 and 1,000 people. Any such special event or activity will not be charged a park event application fee, but other permit fees may apply depending upon the nature of the event or activity. All such special events or activities must be approved in advance by the Parks Division and coordinated with Co-Occupant.
- j. Equipment Safety. Permittee shall maintain all of Permittee's equipment, including safety equipment, in a safe working order at all times and store said equipment in a safe manner to prevent any unauthorized use or operation thereof.
- k. Storage. Permittee may store equipment at the Premises necessary to provide the services set forth in this Agreement. The Permittee may store equipment inside the eastern side common area of the Beach House and outside the eastern side of the Beach House during the 'off season' in a neat, orderly, and attractive manner as long as it does not interfere with utility or fire access, the use of the Beach House by Co-Occupant, or is otherwise a public nuisance.
- l. Maintenance; Restroom Supplies. Permittee shall be responsible for maintaining the Premises in a clean, safe and attractive condition when the Premises is in operation or use, including keeping the grounds immediately adjacent to the Premises picked up of all paper and debris. Permittee shall keep the adjacent beach area for launching boats free of weeds and debris. Permittee, Co-Occupant, and Lifeguards shall be responsible for opening and closing the restrooms at the Premises as determined by Beach House operating hours, including installing and refilling paper products and soap, and maintaining the restrooms in a clean and

sanitary condition. Permittee agrees that should the Parks Division determine that the maintenance requirements of this Subsection are not being met after written notification to Permittee and reasonable time to rectify, the Parks Division may perform or have performed additional cleaning or maintenance, and charge the actual costs of such work to Permittee, payable within thirty (30) calendar days of the issuance of the invoice, or as a charge against the Permittee's security deposit.

Any custodial services, and any chemicals, trash-liners, soap and paper used by the Permittee pursuant to its obligations under this Subsection, are required to be in accordance with the City's Green Cleaning Program and comply with the green product standards, specifications and practices of this Program. Permittee is required to be familiar with the applicable standards of the City of Madison's Policy for a Sustainable Green Cleaning Program during the permit year. These standards are set forth in the City of Madison's Administrative Procedure Memorandum No. 4-6, available at <http://www.cityofmadison.com/mayor/apm/4-6.pdf>. The failure to abide by the requirements of this Program shall be a default subject to Section 26 of this Agreement.

- m. Other Maintenance; Beach Maintenance Credit. Permittee shall be responsible for cutting the grass under and surrounding all of the boat racks placed at the Premises pursuant to this Agreement, which includes racks used for the rental program and for the personal boat storage program. The area under and surrounding the racks shall not become overgrown and will be kept well maintained, including string trimming grass as necessary. Permittee may maintain the beach and the swimming area adjacent to the Premises, keeping it free and clear of debris, algae and other recreational impediments. If Permittee engages in this activity, Permittee may be credited up to \$2,000 annually based upon its maintenance of the beach and swimming area at the Premises. In order to obtain this credit (the Beach Maintenance Credit), Permittee must submit to the Parks Division satisfactory proof of the costs incurred by Permittee to perform this beach and water maintenance activity. The Beach Maintenance Credit may be applied against the Capital Investments under Sec. 4.a, or the Use Fee under Sec. 5.u., and shall not exceed \$2,000 annually.
- n. Refuse. Permittee is responsible for refuse disposal and recycling of waste from the Premises. Permittee may enter into an agreement with Co-Occupant to address this responsibility. The placement and manner of servicing of any dumpsters in Olbrich Park shall be subject to the approval of the Parks Superintendent or designee, such approval not to be unreasonably withheld. Parks Division may determine that pick up from existing trash and recycling receptacles will suffice to meet refuse disposal from Permittee.
- o. Alterations to Premises. No modifications of any kind, or fixtures, additions or removals shall be made to the Premises without the permission of the Parks Superintendent, or his/her designee. Any modifications shall be submitted in writing to the Parks Superintendent, or his/her designee, outlining the need, plan,

cost, desire for financial or physical assistance and if the alteration will be considered a capital improvement as set forth in Section 4 above.

- p. Signage. All signs and banners, including menu boards, shall be approved by the Parks Superintendent or designee and the Zoning Administrator. Additionally, the Permittee shall post a readily observable sign at the Premises stating the Permittee's name, the Operating Agent and contact information as set forth below in Section 21.
- q. Weapons Prohibition. Permittee shall prohibit, and shall require its subcontractors to prohibit, its employees from carrying weapons, including concealed weapons, in the course of performance of work under this Agreement, other than while at the Permittee's or subcontractor's own business premises. This requirement shall apply to vehicles used at any City work site and vehicles used to perform any work under this Agreement, except vehicles that are an employee's "own motor vehicle" pursuant to Wis. Stat. Sec. 175.60(15m).
- r. Dates of Operation. The seasonal opening and closing dates of the Permittee's activities at the Premises shall be determined by Permittee, but such dates shall not occur outside the Park Division's building winterization schedule, unless arrangements for winterizing of the Premises have been made by Permittee.
- s. Surrender of Premises. Upon the termination of this Agreement under Section 26, or, in the event that this Agreement is not renewed or expires under Section 2, Permittee shall vacate and remove all personal property no later than the end of the Agreement. However, with the Superintendent's written consent, the Permittee may have additional time beyond the end of the Agreement to remove all equipment and property from the Premises.

The Permittee will deliver the facility to City in as good condition as the Premises was in at the commencement of the Agreement, with the exception of unavoidable wear and tear through careful use and with the exception of damage by fire or other casualty beyond the control of Permittee. Permittee may be granted additional time to surrender the Premises under this Subsection by written agreement with the Parks Superintendent, or his/her designee.

Any damages to the Premises beyond normal and expected wear and tear shall be the responsibility of the Permittee. If these damages are not repaired by the Permittee before surrender of the Premises to the City, the City shall cause the repairs to be made and charge the cost thereof against the security deposit as set forth in Subsection q below. Any balance still owing by Permittee in excess of the security deposit shall be due within thirty (30) calendar days of the invoice.

All equipment and other property of the City on the Premises shall remain the property of the City after the termination of this Agreement. No fixtures, whether or not purchased by Permittee, shall be removed from the Premises without the permission of the City. An inventory of City property and equipment will be

performed before release. Any property of Permittee remaining on the Premises thirty (30) calendar days after surrender of the building will become the property of the City. Notwithstanding the preceding, Permittee must immediately surrender the Premises and remove all property therefrom in the event Permittee no longer meets the insurance requirements of Section 16.c.

- t. Security Deposit. The Permittee shall provide the City a security deposit in the amount of \$3,000 prior to occupying the Premises. Payment shall be made to the City within thirty (30) days of execution of this Agreement, which amount shall be held by the City during the term of this Agreement. If there are any damages or other assessable costs under this Agreement, City is permitted to deduct from the security deposit for any charges. The balance shall be returned to Permittee at the termination of the Agreement. In cases where the damage and other assessable costs are greater than \$3,000, Permittee shall pay to the City the remaining balance within 30 calendar days of the invoice from the City.

- u. Payment. For the use of the Premises and the right to provide the services set forth above therein, and in addition to the annual Parks Vending Permit under Madison General Ordinances Sec. 8.17, as well as the security deposit under subsection t above and the boat storage fee under subsection e above, Permittee agrees to pay the City a use fee (“Use Fee”) for each calendar year of the contract, according to the schedule set forth below. Under this schedule, the Use Fee increases by 4% annually, rounded to the nearest dollar. Payment of the Use Fee shall be made no later than May 31 each year. The Use Fee is not refundable in the event of default or termination of the Agreement under Section 26.

Year	Use Fee
2024	\$4,680
2025	\$4,867
2026	\$5,062
2027	\$5,264
2028	\$5,475
2029	\$5,694
2030	\$5,922

- v. Payment Schedule. Permittee shall make all payments required under this agreement. A payment will be considered late, and a default of the terms of this Agreement, if not received within five (5) business days of the due date. Payments required under this agreement include the annual Parks Vending Permit, the Boat

Rack Storage Fees, Esther Beach Park Boat Storage Fees, and the Use Fees, subject to any applicable Beach Maintenance Credit.

The following is a projected schedule of payments based on the currently anticipated capital improvement plans, maintenance plans, and permit fees.

Year	Vending Permit*	Use Fee	Boat Storage**	Esther Beach Park Boat Storage***	Capital Improvements* ***	Mainten ance Credit	Net Revenue
2024	\$900	\$4,680	\$2,560	\$1,600		(\$2,000)	\$7,740
2025	\$900	\$4,867	\$2,560	\$1,600		(\$2,000)	\$7,927
2026	\$900	\$5,062	\$3,200	\$2,000		(\$2,000)	\$9,162
2027	\$900	\$5,264	\$3,200	\$2,000		(\$2,000)	\$9,364
2028	\$900	\$5,475	\$3,840	\$2,400		(\$2,000)	\$10,615
2029	\$900	\$5,694	\$3,840	\$2,400		(\$2,000)	\$10,834
2030	\$900	\$5,922	\$3,840	\$2,400		(\$2,000)	\$11,062
Total	\$6,300	\$36,964	\$23,040	\$14,400	\$5,000	(\$14,000)	\$71,704

* Permit Fee may change over time.

** Assumes maximum storage capacity of 8 boats per rack, with 8 racks, for 64 boats total. Fee may change over time.

*** Assumes 5 boat racks at Esther Beach Park.

**** Required total capital improvements over course of agreement is \$5,000.

6. Entire Agreement. The entire agreement of the parties is contained herein and this Agreement supersedes any and all oral contracts and negotiations between the parties. In the event of a conflict between the terms of this Agreement and the terms of any document attached or incorporated herein, the terms of this Agreement shall control and supersede any such conflicting term.

7. Status of Permittee. It is agreed that Permittee is an independent contractor and not an employee or representative of the City and that any persons who Permittee utilizes and provides for services under this Agreement are employees of Permittee and are not employees of the City of Madison. In addition, it is agreed that by granting Permittee the right to use the Premises for the purposes set forth herein, that the City is not granting Permittee the right to sell or distribute any City goods or services nor is there a community of interest, as that term is defined at Wis. Stat. Sec. 135.02(1), between the City and Permittee arising from this Agreement. The Parties both acknowledge that this Agreement does not create a dealership under Wis. Stat. Ch. 135.

8. Assignability and Subcontracting. Permittee shall not assign or subcontract any interest or obligation under this Agreement without City’s prior written approval, including any lease, other than space on a boat storage rack, or exclusive use of the Premises. All of the services required hereunder shall be performed by Permittee and employees of Permittee. If Permittee is a corporation, partnership, limited partnership, limited liability company, limited liability partnership or other entity that is not an individual person, then an assignment prohibited within the meaning of this provision shall be deemed to include one

or more sales or transfers, by operation of law or otherwise, or creation of new stock or ownership interests, by which an aggregate of 50% or more of Permittee's stock or ownership interests shall be vested in a party or parties who are not stockholders, partners, members or others who possess ownership interests in Permittee as of the date hereof.

9. No Realty. It is expressly understood and agreed that this Agreement is not a lease or a conveyance of realty, but merely a grant to Permittee of the right to conduct certain activities and provide certain services on City property for the benefit and convenience of the public, pursuant to Madison General Ordinances, Section 8.17. There is, therefore, no conveyance of any riparian rights to Permittee, but only permission to make use of the riparian rights the City has as owner of the property.
10. Access to Premises. City, by its representatives, shall have access to Premises at any reasonable time provided such entry shall not interfere with Permittee's conduct of business. In case of emergency, the circumstances of which to be solely determined by City, City shall enter the Premises with or without force, as necessary, without assuming any liability for such entry and without affecting Permittee's obligations under this Agreement.
11. Designated Representative. Permittee shall designate a Contract Agent with primary responsibility for the oversight of this Agreement. In case the Contract Agents are replaced for any reason, or in the event of the death, disability, removal or resignation of the Contract Agents, Permittee will designate another Contract Agent within seven (7) calendar days by notifying the City as set forth below in Section 21.
12. Operating Agent. Permittee shall designate an Operating Agent of Permittee's activities at the Premises, who shall be the person primarily responsible for the day-to-day operation of the Permittee's activities at the Premises. Permittee shall provide the name and contact information of a new Operating Agent to the Parks Superintendent, or his/her designee, within forty-eight (48) hours of any changes to the Operating Agent or the Operating Agent's contact information.
13. Advertising. It is understood that in the operation and conduct of this Agreement, City does not grant Permittee the right to sell or distribute any goods or services provided by City, nor does City grant Permittee the right to use a City trade name, trademark, logotype, advertising, or other commercial symbol without permission of the Park Superintendent or their designee. Notwithstanding the foregoing, the City acknowledges that Permittee will do business as "Rutabaga Rentals at Olbrich Park" and the City consents to Permittee's use of such name. In any commercial advertisement or announcement, Permittee may use the names of Olbrich Park, but any such advertisement or announcement must also indicate that Permittee's activities are not associated with or affiliated with the City.
14. Amendments. This Agreement shall be binding on the parties hereto, their respective heirs, devisees, and successors, and cannot be varied or waived by any oral representations or promise of any agent or other person other than the parties hereto. Any change in any provision of this Agreement may only be made by a written amendment, signed by the duly

authorized agent or agents of the Permittee and the Parks Superintendent, or his/her designee.

15. No Waiver. No failure to exercise, and no delay in exercising, any right, power or remedy hereunder on the part of the City or Permittee shall operate as a waiver thereof, nor shall any single or partial exercise of any right, power or remedy preclude any other or further exercise thereof or the exercise of any other right, power or remedy. No express waiver shall affect any event or default other than the event or default specified in such waiver, and any such waiver, to be effective, must be in writing and shall be operative only for the time and to the extent expressly provided by the City or Permittee therein. A waiver of any covenant, term or condition contained herein shall not be construed as a waiver of any subsequent breach of the same covenant, term or condition.
16. Indemnification and Insurance.
 - a. Indemnification. The Permittee shall be liable to and hereby agrees to indemnify, defend and hold harmless the City of Madison, and its officers, officials, agents, and employees against all loss or expense (including liability costs and attorney's fees) by reason of any claim or suit, or of liability imposed by law upon the City or its officers, officials, agents or employees for damages because of bodily injury, including death at any time resulting therefrom, sustained by any person or persons or on account of damages to property, including loss of use thereof, arising from, in connection with, caused by or resulting from the Permittee's and/or Subcontractor's acts or omissions in the performance of this Agreement, whether caused by or contributed to by the negligence of the City, its officers, officials, agents, or its employees.
 - b. Hazardous Substances; Indemnification. Permittee represents and warrants that its use of the Premises will not generate any hazardous substance, and it will not store or dispose on the Premises nor transport to or over the Premises any hazardous substance in violation of any applicable federal, state or local law, regulation or rule. Permittee further agrees to hold the City harmless from and indemnify the City against any release of such hazardous substance and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof except any release caused by the sole negligence or intentional acts of the City, its employees or agents. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic radioactive substance, or other similar term by any federal, state or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease or damage to or loss of use of real or personal property.
 - c. Insurance.

- (1) Required Insurance. The Permittee will insure, and will require each subcontractor to insure, as indicated, against the following risks to the extent stated below. The Permittee shall not commence work under this Agreement, nor shall the Permittee allow any Subcontractor to commence work on its Subcontract, until the insurance required below has been obtained and corresponding certificate(s) of insurance have been approved by the City Risk Manager.
 - (a) Commercial General Liability. During the life of this Agreement, the Permittee shall procure and maintain Commercial General Liability insurance including, but not limited to, bodily injury, property damage, personal injury, products and completed operations, and watercraft liability (covering motorized and non-motorized watercraft whether owned, non-owned or hired) in an amount not less than \$1,000,000 per occurrence. This policy shall also provide contractual liability in the same amount. Permittee's coverage shall be primary and noncontributory, and list the City of Madison, its officers, officials, agents and employees as additional insureds. Permittee shall require all subcontractors under this Agreement (if any) to procure and maintain insurance meeting the above criteria, applying on a primary and noncontributory basis and listing the City of Madison, its officers, officials, agents and employees as additional insureds.
 - (b) Automobile Liability. Business Automobile Liability insurance covering owned, non-owned and hired automobiles with limits of not less than \$1,000,000 combined single limit per accident. Permittee shall require all subcontractors under this Agreement (if any) to procure and maintain insurance covering each subcontractor and meeting the above criteria. This insurance shall be required for the full term of the Agreement and any renewal periods.
 - (c) Worker's Compensation. During the life of this Agreement, the Permittee shall procure and maintain statutory Workers' Compensation insurance as required by the State of Wisconsin. The Permittee shall also carry Employers Liability limits of at least \$100,000 Each Accident, \$100,000 Disease - Each Employee, and \$500,000 Disease - Policy Limit. Permittee shall require all subcontractors under this Agreement (if any) to procure and maintain such insurance.
 - (d) Umbrella Liability. During the life of this Agreement, the Permittee shall procure and maintain Umbrella Liability coverage at least as broad as the underlying Commercial General Liability, Watercraft Liability, Business Automobile Liability and Employers Liability with minimum limits of \$2,000,000 per occurrence and aggregate.

- (e) Property Insurance. Permittee shall be solely responsible for carrying personal property insurance sufficient to cover loss of all personal property on the Premises. Such personal property includes, but is not limited to, equipment, concessions, watercraft, and watercraft storage racks. The City shall not be liable for any damage to or loss of property of Permittee or others located on the Premises or within Olbrich Park except to the extent such damage or loss was caused by the City's sole negligence or willful act.
- (2) Acceptability of Insurers. The above-required insurance is to be placed with insurers who have an A.M. Best rating of no less than A~ (A minus) and a Financial Category rating of no less than VII.
- (3) Proof of Insurance, Approval. The Permittee shall provide the City with certificate(s) of insurance showing the type, amount, class of operations covered, effective dates, and expiration dates of required policies prior to commencing work under this Agreement. Permittee shall provide the certificate(s) to the City's representative upon execution of the Agreement, or sooner, for approval by the City Risk Manager. The Permittee shall provide copies of additional insured endorsements or insurance policies, if requested by the City Risk Manager.
- (4) Notice of Change in Policy. The Permittee and/or Insurer shall give the City thirty (30) calendar days advance written notice of cancellation, non-renewal or material changes to any of the above-required policies during the term of this Agreement.
- (5) Insufficient Coverage. In the event of expiration, material change, or cancellation of insurance required by this Agreement, Permittee shall immediately cease use of the Premises and the provision of the services under this Agreement until such time as proof of the required insurance is provided to the City Risk Manager consistent with the requirements of this Section.
- (6) Risk Manager. All information required to be provided to the Risk Manager should be addressed as follows:

City of Madison
Attention: Risk Manager, Room 406
210 Martin Luther King Jr. Blvd.
Madison, WI 53703

- 17. Non-Discrimination. In the performance of the services under this Agreement the Permittee agrees not to discriminate against any employee or applicant because of race, religion, marital status, age, color, sex, handicap, national origin or ancestry, income level or source of income, arrest record or conviction record, less than honorable discharge, physical appearance, sexual orientation, gender identity, political beliefs, or student status.

Permittee further agrees not to discriminate against any subcontractor or person who offers to subcontract on this Agreement because of race, religion, color, age, disability, sex, sexual orientation, gender identity or national origin.

18. Nondiscrimination Based on Disability. Permittee shall comply with Section 39.05, Madison General Ordinances, “Nondiscrimination Based on Disability in City-Assisted Programs and Activities.” Under Section 39.05(7) of the Madison General Ordinances, no City financial assistance shall be granted unless assurance of compliance with Section 39.05 is provided by Permittee prior to the granting of the City financial assistance. Under Section 39.05(3)(b)4, “City financial assistance” includes any arrangement by which the City provides or otherwise makes available assistance in the form of the lease of, and the permission to use, City property.

Permittee assures that, in providing any service at the Premises, it shall not, directly or through contractual, licensing, or other arrangements, on the basis of disability:

- a. Deny a qualified person with a disability the opportunity to participate in or benefit from the aid, benefit, or service;
- b. Afford a qualified person with a disability an opportunity to participate in or benefit from the aid, benefit, or service, or the City facility, that is not equal to that afforded others;
- c. Provide a qualified person with a disability with a City facility or an aid, benefit, or service that is not as effective as that provided to others;
- d. Provide different or separate City facilities, or aid, benefits, or services to persons with a disability or to any class of persons with disabilities unless such action is necessary to provide qualified persons with a disability with City facilities, aid, benefits, or services that are as effective as those provided to others;
- e. Aid or perpetuate discrimination against a qualified person with a disability by providing significant assistance to any agency, organization, or person that discriminates on the basis of disability in providing any aid, benefit, or service to beneficiaries of the recipient’s program;
- f. Deny a qualified person with a disability the opportunity to participate as a member of planning or advisory boards; or
- g. Otherwise limit a qualified person with a disability in the enjoyment of any right, privilege, advantage, or opportunity enjoyed by others receiving an aid, benefit, or service from a recipient, or by others using City facilities.

Permittee shall post notices in an accessible format to applicants, beneficiaries, and other persons, describing the applicable provisions of Sec. 39.05 of the Madison General Ordinances, in the manner prescribed by section 711 of the Civil Rights Act of 1964 (42 USCA Sec 2000e-10).

19. Taxes and Assessments. Permittee agrees to timely pay all taxes, assessments, or other public charges levied or assessed by lawful authority (but reasonably preserving Permittee's right of appeal) against the personal property and services of Permittee on the Premises during the term of this Agreement.
20. Severability. It is mutually agreed that in case any provision of this Agreement is determined by any court of law to be unconstitutional, illegal or unenforceable, it is the intention of the parties that all other provisions of this Agreement remain in full force and effect.
21. Notices. All notices to be given under the terms of this Agreement shall be in writing and signed by the person serving the notice and shall be sent registered or certified mail, return receipt requested, postage prepaid, or hand delivered to the addresses of the parties listed below:

City: Superintendent of Parks
City Parks Division
P.O. Box 2987
210 Martin Luther King, Jr. Blvd. #104
Madison, WI 53703

Permittee: Darren Bush
220 W Broadway
Monona WI 53716
608-223-9300
darrenb@rutabaga.com

22. Third Party Rights. This Agreement is intended to be solely between the parties hereto. No part of this Agreement shall be construed to add, supplement, amend, abridge or repeal existing rights, benefits or privileges of any third party or parties, including but not limited to employees of either of the parties.
23. Audit and Retaining of Documents. The Permittee agrees to provide all tax returns and reports of services rendered under this Agreement. Tax records and service reports shall be provided within fifteen (15) business days after the Permittee receives the City's written requests, unless the Parties agree in writing on a longer period. Records shall be retained by the Permittee for a period of three (3) years after completion of all work under this Agreement, in order to be available for audit by the City or its designee.
24. Choice of Law and Forum Selection. This Agreement shall be governed by and construed, interpreted and enforced in accordance with the laws of the State of Wisconsin. The parties agree, for any claim or suit or other dispute relating to this Agreement that cannot be mutually resolved, the venue shall be a court of competent jurisdiction within Dane County, State of Wisconsin and the parties agree to submit themselves to the jurisdiction of said court, to the exclusion of any other judicial district that may have jurisdiction over such a dispute according to any law.

25. Compliance with Applicable Laws. The Permittee shall become familiar with, and shall at all times comply with and observe all federal, state, and local laws, ordinances, and regulations which in any manner affect the services or conduct of the Permittee and its agents and employees. The Permittee's failure to comply with any such laws, ordinances or regulations shall be a default subject to Section 26 of this Agreement.
26. Default/Termination.
- a. In the event Permittee shall default in any of the covenants, agreements, commitments, or conditions herein contained, or fails to fully perform and carry out any term or condition of this Agreement to the satisfaction of the City, and any such default shall continue unremedied for a period of ten (10) days after written notice thereof to Permittee, the City may, at its option and in addition to all other rights and remedies which it may have at law or in equity against Permittee, including expressly the specific enforcement hereof, forthwith have the cumulative right to immediately terminate this Agreement and all rights of Permittee under this Agreement.
 - b. Notwithstanding subsection a above, either Party may in its sole discretion and without any reason terminate this agreement at any time by furnishing the other with sixty (60) days written notice of termination.
27. Authority. Permittee represents that it has the authority to enter into this Agreement. If the Permittee is not an individual, the person signing on behalf of the Permittee represents and warrants that he or she has been duly authorized to bind the Permittee and sign this Agreement on the Permittee's behalf.
28. Counterparts; Electronic Delivery. This Agreement and any document executed in connection herewith may be executed in counterparts, each of which shall be deemed an original, but all of which together shall constitute the same document. Signatures on this Agreement may be exchanged between the Parties by facsimile, electronic scanned copy (.pdf) or similar technology and shall be as valid as original; and this Agreement may be converted into electronic format and signed or given effect with one or more electronic signature(s) if the electronic signature(s) meets all requirements of Wis. Stat. ch. 137 or other applicable Wisconsin or Federal law. Executed copies or counterparts of this Agreement may be delivered by facsimile or email and upon receipt will be deemed original and binding upon the Parties hereto, whether or not a hard copy is also delivered. Copies of this Agreement, fully executed, shall be as valid as an original.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their proper officers on the day and year first above written.

FOR RUTABAGA PADDLESPORTS LLC.

Darren Bush, President

Date

FOR THE CITY OF MADISON

Satya Rhodes-Conway, Mayor

Date

Maribeth Witzel-Behl, City Clerk

Date

Countersigned:

David P. Schmiedicke, Finance Director

Date

Approved as to form:

Michael Haas, City Attorney

Date

Execution of this Agreement by City is authorized by Resolution Enactment No. RES-23-_____, ID No. _____, adopted by the Common Council of the City of Madison on _____ and approved by the Board of Parks Commissioners at its meeting on _____.

EXHIBIT 1
Map of Premises

