

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (the "Agreement") is made and entered into as of the ____ day of _____, 2023, by and between Pharr- San Juan-Alamo Independent School District whose address is 601 E. Kelly, Pharr, Texas 78577 ("Licensor") and HIDALGO COUNTY whose address is 100 E Cano, 2nd Floor, Edinburg, Texas 78539 ("Licensee").

WITNESSETH:

1. For ten dollars (\$10.00) and other valuable consideration to the Licensor paid by the Licensee, the receipt of which is hereby acknowledged, Licensee, at Licensee's sole expense, has the authority to construct a parking lot with approximately 75 parking spaces and other amenities including but not limited to a restroom facility, fencing, lighting, and a staging area to that certain property located at 1229 S. Veterans Boulevard, San Juan, Texas 78589 (the "Facility"). A description of the area and some of the proposed improvements is attached hereto as Exhibit A. Licensor hereby grants to Licensee a non-exclusive license (the "License") in, over, and across the Facility for the public purpose of allowing the general public to use the Facility to enjoy the Hidalgo County Precinct 2 Regional Linear Park. The License is granted solely to the extent of Licensor's right, title and interest in the Facility, without any express or implied warranties. LICENSOR HAS NOT MADE AND DOES NOT HEREBY MAKE AND HEREBY SPECIFICALLY DISCLAIMS ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND OR CHARACTER WHATSOEVER, EXPRESS OR IMPLIED, WITH RESPECT TO THE FACILITY. Licensee has inspected the Facility, accepts the same "AS IS, WHERE IS, WITH ALL FAULTS," and agrees that Licensor is under no obligation to perform any work or provide any maintenance, repairs or materials to the Facility for the benefit of the Licensee.
2. Permitted use, District agrees to allow Licensee to utilize vehicular parking spaces and other amenities in the Facility to be open to the general public for users of the Hidalgo County Regional Linear Park (the "Permitted Use").
3. Term of License. The term of the License shall be for a period of twenty-five (25) years commencing on May 16, 2023 and ending on May 15, 2048. Following the termination of the License, the parties shall have no further rights or obligations under this Agreement (except for those obligations that survive the termination or expiration of the License, if any). In the event the Licensee retains possession of the Facility or any portion thereof after the

termination of the License, such possession and use shall be an unlawful detainer, and no tenancy or interest shall result from such possession and Licensee shall be subject to immediate removal. Licensee shall also pay all damages sustained by Licensor as a result of such holdover. The damages payable during any holdover period shall be payable to Licensor on demand.

4. Access to Facility. Subject to the terms and conditions of this Agreement, Licensee and/or users of Licensee's linear park shall have continuous access to the Facility on a non-exclusive basis for the Permitted use. Neither Licensor nor any of its affiliates, elected officials, officers, employees, agents, representatives, licensees, or invitees (collectively, "Licensor Parties") shall have any responsibility or liability for the conduct or safety of any of Licensee's or users of Licensee's Linear Park or any other person afforded access to the Facility by or on behalf of Licensee while such parties are using any part of the Facility, EVEN IF ANY LIABILITY, DAMAGE, LOSS, COST, EXPENSE, CLAIM, DEMAND, OR INJURY IS CAUSED BY THE NEGLIGENCE, (BUT NOT THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT) OF ANY LICENSOR PARTY. Licensee will keep the Facility free from all liens and claims, legal or equitable, arising out of its activities, including mechanics' and materialmen's liens. If a lien or claim is filed by anyone claiming by, through or under Licensee, Licensee will discharge same within 10 days of filing by payment or posting of a surety bond. The provisions of this paragraph shall survive the termination or expiration of the License.
5. Maintenance of Facility. At all times during the term of the License, Licensor shall maintain the Facility in a good and safe condition. Licensor shall comply with all federal, state, and local laws, rules, regulations, ordinances applicable to its use of the Facility. Without limiting the foregoing, Licensee shall obtain any permits required for the Permitted Use prior to commencing such Permitted Use and shall at all times comply with the requirements of such permits.
6. Hazardous Materials. Licensee will not cause or permit the storage, use, generation or disposition of Hazardous Materials in or about the Facility without the prior written consent of the Licensor. A "Hazardous Material" is any substance (a) the presence of which requires notification, investigation or remediation under applicable federal, state, or local laws, rules, regulations, ordinances and permits; or (b) which is defined, listed or regulated by any governmental authority as a "hazardous waste", "extremely hazardous waste", "solid waste", "toxic substance", "hazardous substance", "hazardous material" or "regulated substance", or otherwise regulated under applicable

laws, rules, regulations, ordinances and permits, including the Comprehensive Environmental Response, Compensation and Liability Act of 1980 and similar statutes.

7. No Sublicense or Assignment. Licensee shall not assign its rights under this Agreement or grant any sublicense with respect to all or any portion of the Facility without the prior written consent of Licensor. Any occupancy or use arrangement, assignment or sublease made without the prior written consent of Licensor shall be null and void.
8. No Interest in Real Property. The License, or the use of the Facility for the Permitted Use or otherwise shall not be construed to confer any interest or estate of any kind whatsoever in the Facility to Licensee or to create a partnership or joint venture between Licensor and Licensee.
9. Default by Licensee. It shall be a default by Licensee under this Agreement if Licensee fails to comply with any term, provision, condition or covenant of this Agreement. Upon the concurrence of such a default, Licensor shall have the option to (a) proceed to cure such failure and Licensee shall immediately reimburse Licensor for the costs thereof upon demand, (b) terminate the License by giving notice of such termination to Licensee, in which event Licensee shall immediately surrender the facility to Licensor and the parties shall have no further obligations under this Agreement (except for those obligations that survive the termination or expiration of the License) or (c) exercise any remedies that may be available to it at law or in equity.
10. Notice. Except as may be otherwise specifically provided in this Agreement, all notices, demands, requests or communication required or permitted hereunder shall be in writing and shall either be (i) personally delivered against a written receipt, or (ii) sent by registered or certified mail, return receipt requested, postage prepaid and addressed to the parties at the addresses set forth below, or at such other addresses as may have been therefore specified by written notice delivered in accordance herewith:

If to Licensor: Pharr-San Juan-Alamo Independent School
District
601 E. Kelly
Pharr, Texas 78577

If to Licensee: County of Hidalgo
Attention: County Judge
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

Each notice, demand, request or communication which shall be delivered or mailed in the manner described above shall be deemed sufficiently given for all purposes at such time as it is personally delivered to the addressee or, if mailed, at such time as it is deposited in the United States mail.

11. Texas Law to Apply. This Agreement shall be construed under and in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Hidalgo County, Texas. The parties hereby consent to personal jurisdiction in Hidalgo County, Texas.

IN WITNESS WHEREOF, this Agreement is executed as of the day first written above.

LICENSOR:

PHARR SAN JUAN-ALAMO
INDEPENDENT SCHOOL DISTRICT

By: _____

President, Board of Trustees

ATTEST:

PHARR SAN JUAN-ALAMO INDEPENDENT
SCHOOL DISTRICT

By: _____

Board Secretary

LICENSEE:

HIDALGO COUNTY, Texas

By: _____

Richard F. Cortez

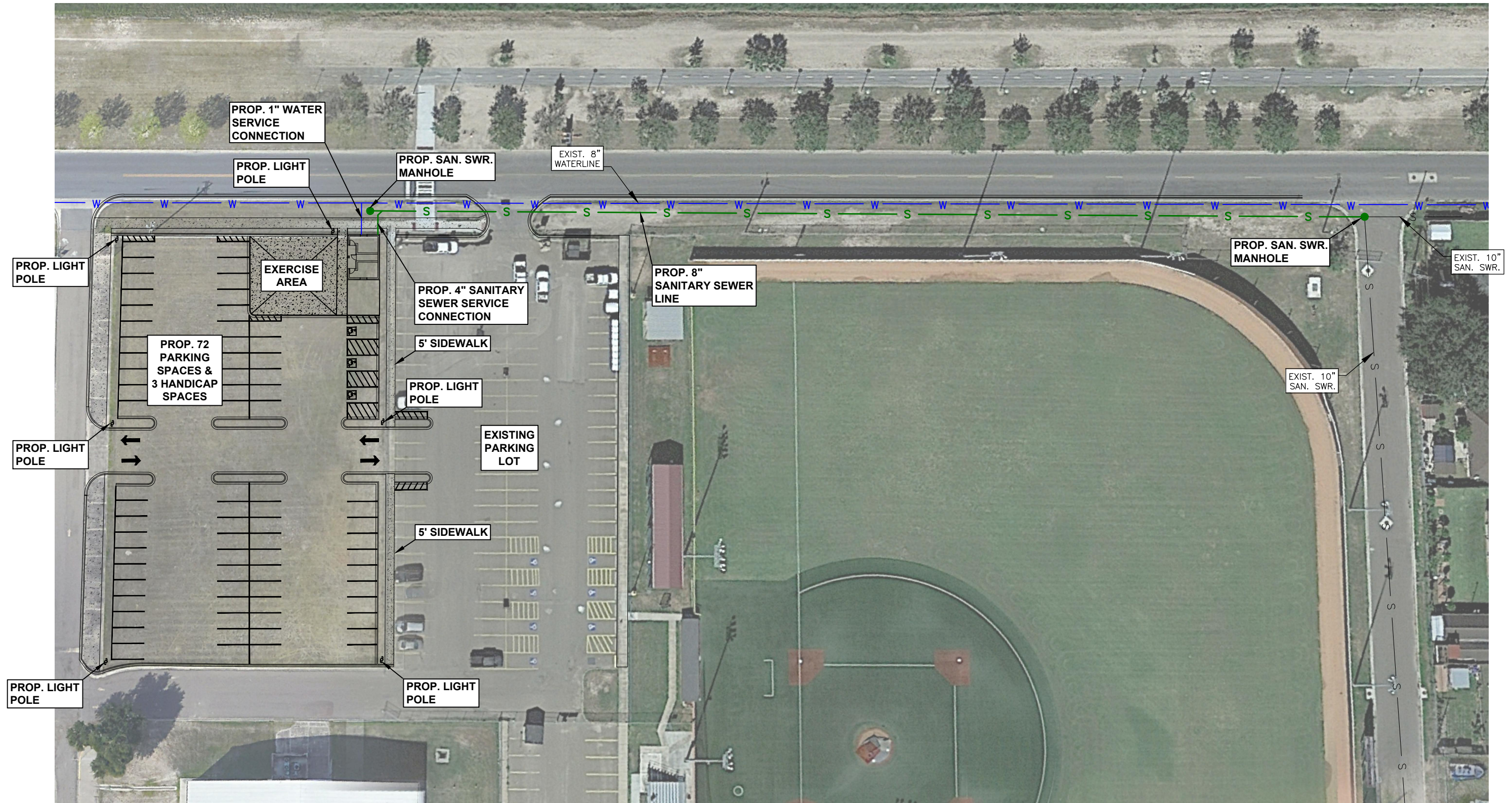
ATTEST:

By: _____

Arturo Guajardo Jr., County Clerk

ALLOW THE COUNTY TO CONSTRUCT A PARKING FACILITY AND OTHER AMENITIES ON PSJA
ISD PROPERTY FOR USE BY GENERAL PUBLIC USERS OF THE PCT 2 REGIONAL LINEAR PARK

EXHIBIT A



CRUZ - HOGAN
 Engineers | Planners
 McAllen | Harlingen | Weslaco
 TBPE FIRM REGISTRATION No: F-4860

HIDALGO COUNTY PCT. #2 / PSJA PARKING LOT					
DESIGN	DRAWN	PROJECT NO.	DATE	FILE	SHEET NO.
R.C.	C.B.		MAY 2023	PCT. #2 / PSJA	