

FACILITIES USE AGREEMENT
 (TEXAS A&M UNIVERSITY-SA as Licensor)
 (Not to Exceed 1 year or \$50,000/year)

This Facilities Use Agreement (“Agreement”) is entered into this ____ day of _____, 20____ between **Texas A&M University-San Antonio**, a member of The Texas A&M University System, an agency of the State of Texas (referred to as “A&M-SA”) and _____ (“LICENSEE”).

In consideration of the covenants and agreements contained herein, A&M-SA and LICENSEE agree as follows:

1. Grant of License: A&M-SA grants to LICENSEE a license to use the space described below, subject to the terms and conditions of this Agreement, for the purpose of _____ (the “Event”). LICENSEE will not change the function or activity described herein without a written amendment to this Agreement signed by A&M-SA and LICENSEE.

2. Licensed Space: This license covers only the following space (collectively, the “Licensed Space”):

	_____ maximum occupancy
	_____ maximum occupancy
	_____ maximum occupancy

This Agreement does not entitle LICENSEE or LICENSEE’s officers, employees, agents, contractors, or invitees to occupy, enter or use any area, facility or equipment not included within the above description of the Licensed Space.

3. Term: The period during which LICENSEE is entitled to use the Licensed Space is herein called the “Term.” All set-up and take-down activities in the Licensed Space must occur during the Term. The Term of this Agreement is as follows:

<u>Date(s)</u>	<u>Commencement Time</u>	<u>Termination Time</u>

4. Fee: LICENSEE agrees to pay A&M-SA a \$ _____ fee as consideration for LICENSEE’s use of the Licensed Space for the purpose described above (the “Fee”). The Fee will be paid no less than five business days prior to the Event.

5. Deposit: At the time of execution of this Agreement, LICENSEE must pay A&M-SA, as a deposit, the sum of \$ _____ which will be credited to expenses such as the Fee or any other amounts due to A&M-SA hereunder.

6. Overtime: LICENSEE must pay to A&M-SA as an additional fee the sum of \$ _____ for each hour or fraction of an hour that LICENSEE or LICENSEE’s officers, employees, agents, contractors, or invitees remain in the Licensed Space beyond the Term.

7. Payments: LICENSEE must make all deposits and payments under this Agreement by certified check, bank money order, or business check made payable to “_____” and delivered to A&M-SA at the following address:

8. Utilities, Operating Personnel, Services, and Equipment: A&M-SA will furnish customary heating, lighting, water, electricity, and air conditioning for the Licensed Space. A&M-SA will have the sole right to provide, at LICENSEE’s expense, personnel and services (including custodial) in connection with LICENSEE’s use of the Licensed Space. A&M-SA may also provide, at LICENSEE’s expense, such equipment as LICENSEE must timely and reasonably request at rates specified on the Services and Equipment Schedule attached hereto as Schedule “A” and incorporated herein by reference. Any expenses due from LICENSEE must, at A&M-SA’s option, be paid upon presentation of an invoice at the conclusion of the Event or within 10 days following LICENSEE’s receipt of an invoice from A&M-SA.

9. Insurance: LICENSEE must obtain and maintain during the Term of this Agreement or longer a commercial general liability insurance policy that designates A&M-SA, the Board of Regents of The Texas A&M University System, and The Texas A&M University System as additional insureds, and that provides at least the following minimum coverage: \$1,000,000.00 per occurrence, \$2,000,000 aggregate, and \$1,000,000 personal/advertising injury. Such coverage must be written on an occurrence basis and must not be cancelable without 30 days’ prior written notice to A&M-SA. All coverage must be underwritten by companies authorized to do business in the State of Texas and currently rated A- or better by A.M. Best Company or otherwise acceptable to A&M-SA. By requiring such minimum insurance coverage, A&M-SA will not be deemed or construed to have assessed the risk that may be applicable to LICENSEE under this Agreement. LICENSEE must assess its own risks and if it deems appropriate and/or prudent, maintain higher limits and/or broader coverage. LICENSEE is not relieved of any liability or other obligations assumed pursuant to this Agreement by reason of its failure to obtain or maintain insurance in sufficient amounts, duration, or types.

LICENSEE must provide to A&M-SA a certificate of insurance attesting to the existence of a policy or policies providing coverage described in the preceding paragraph no later than five business days prior to the Event. LICENSEE must provide to A&M-SA a certified copy of said policy or policies upon request. Failure to comply with these requirements may result in termination of this Agreement for cause by A&M-SA.

10. Alcoholic Beverages: LICENSEE will not sell or give away or allow beer, wine, or any beverage of alcoholic content to be sold, given away, sampled, or consumed in the Licensed Space or any part of the surrounding premises without prior written consent of A&M-SA and then only in accordance with the rules and regulations promulgated by A&M-SA and in compliance with the laws of the State of Texas, including the Policies and Regulations of the Board of Regents of The Texas A&M University System. LICENSEE must be solely responsible for procuring any and all necessary licenses, including but not limited to licenses from the Texas Alcohol Beverage Commission, relating to the serving of alcohol and must obtain Liquor Liability Insurance for the Event if alcoholic beverages will be served. LICENSEE agrees that any Event at which beverages of alcoholic content are served will be monitored by police or security personnel selected by A&M-SA. All charges for the services of police or security personnel will, at A&M-SA’s option, be paid by LICENSEE in advance, upon presentation of an invoice at the conclusion of the Event, or within 10 days following LICENSEE’s receipt of an invoice for such charges.

11. Controlled Substances: Texas state law prohibits the sale, consumption, possession, importation, or transportation of controlled substances to or within the Licensed Space or any part of the surrounding premises and other state properties.

12. Occupancy Capacity: LICENSEE must not admit into the Licensed Space at any time a larger number of persons than approved by A&M-SA. For this Event, the maximum approved occupancy for each room is set forth in Section 2 above.

13. Care of Property: LICENSEE must take good care of the Licensed Space and all property located therein and must leave the Licensed Space clean and orderly after use. LICENSEE will be liable for the cost of any repairs, restorations or replacements to the Licensed Space or A&M-SA's property necessitated by LICENSEE's or LICENSEE's officers, employees, agents, contractors, or invitees' use, and LICENSEE must reimburse A&M-SA for all such costs within three days after delivery of an invoice therefor.

14. Notices: Any notices, consents, or approvals required or permitted hereunder must be properly given if in writing and personally delivered or delivered by certified mail, return receipt requested, and addressed to the following (unless other provisions specifically set out elsewhere in this Agreement):

To A&M-SA:

Attn: _____

with a copy to:

The Texas A&M University System
Office of General Counsel
Attn: System Real Estate Office
301 Tarrow St., 6th Floor
College Station, Texas 77840-7896
Phone: (979) 458-6350
Fax: (979) 458-6359
Email: sreo@tamus.edu

To LICENSEE:

Attn: _____

15. Custody of Property: In the receipt, handling, care, or custody of property of any kind shipped or otherwise delivered to the Licensed Space by or for LICENSEE, A&M-SA will act solely for the accommodation of LICENSEE and neither A&M-SA nor any of its officers, employees or agents will be a bailee or liable for any loss, damage, or injury to such property.

16. Control of Premises and Right to Enter: In permitting the use of the Licensed Space, A&M-SA specifically retains the right to enforce any and all laws, rules and regulations applicable to the Licensed Space, and representatives of A&M-SA may enter any portion of the Licensed Space at any time and on any occasion without any restrictions.

17. Property Restrictions: LICENSEE must not use or permit the Licensed Space to be used for any purpose other than that set forth herein. LICENSEE further covenants and agrees:

- a. LICENSEE's use of the Licensed Space must be in accordance with A&M-SA Rules and The Texas A&M University System Policies and Regulations, which can be found at <http://policies.tamus.edu>.
- b. Appropriate standards of dress and behavior will be observed at all times in the Licensed Space.
- c. All minors (children under the age of 18) involved in or attending the Event must be under the care and supervision of an adult at all times while in the Licensed Space.
- d. All activities in the Licensed Space must be conducted so as not to endanger any person or damage any property therein.
- e. All aisles, corridors, passages, vestibules, elevators, and stairways must be kept free and clear of obstructions and must not be used other than for ingress and egress.
- f. No alterations will be made to the Licensed Space.
- g. No confetti, glitter, glue, or flammable tissue paper, crepe paper, or material for decorative purposes or any combustible liquid or substance or laser lighting equipment must be used or permitted unless first been approved by A&M-SA in writing.
- h. No candles are permitted in the Licensed Space.
- i. No carts, dollies or other equipment with metal casters are permitted in the Licensed Space or the surrounding premises.
- j. No smoking is allowed in or around the Licensed Space or the surrounding premises.
- k. No animals (except service animals) are allowed in or around the Licensed Space or the surrounding premises.
- l. No signs, messages or other materials may be posted, displayed, distributed, or announced in, on or adjacent to, the Licensed Space or surrounding premises without prior written approval of A&M-SA.
- m. Outside audio-visual equipment such as projectors, etc., may not be brought into the Licensed Space. House equipment, with the exception of computers, must be used and operated by A&M-SA personnel unless other arrangements are approved by A&M-SA in writing.
- n. Any articles, exhibits, fixtures, materials, or displays of LICENSEE that have been previously approved by A&M-SA must be brought into or taken out of the Licensed Space only at such entrances as may be designated by A&M-SA.

18. Indemnification: LICENSEE AGREES TO INDEMNIFY, DEFEND, AND HOLD HARMLESS A&M-SA, THE TEXAS A&M UNIVERSITY SYSTEM, AND THEIR OFFICERS, REGENTS, EMPLOYEES, AND AGENTS AGAINST ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, AND JUDGMENTS: FOR TAXES, LICENSE FEES, EXCISES, FINES AND PENALTIES; FOR SUPPLIES, SERVICES, OR MERCHANDISE PURCHASED BY LICENSEE; FOR WAGES OR FRINGE BENEFITS OF LICENSEE'S EMPLOYEES OR CONTRACTORS; OR FOR INJURY OR DEATH OF ANY PERSON OR DAMAGE TO ANY PROPERTY THAT DIRECTLY OR INDIRECTLY RESULT FROM THE ACTS, OMISSIONS OR USE OF THE LICENSED SPACE OR SURROUNDING PREMISES BY LICENSEE OR LICENSEE'S OFFICERS, EMPLOYEES, AGENTS, CONTRACTORS, OR INVITEES. LICENSEE WILL NOT DO OR PERMIT TO BE DONE ANYTHING IN OR UPON ANY PORTION OF THE LICENSED SPACE OR SURROUNDING PREMISES OR BRING OR KEEP ANYTHING THEREIN OR THEREON WHICH WILL IN ANY WAY CONFLICT WITH THE CONDITIONS OF ANY INSURANCE POLICIES INSURING THE LICENSED SPACE OR SURROUNDING PREMISES OR ANY PART THEREOF AGAINST LOSS.

19. Cancellation for Cause by A&M-SA: A&M-SA may cancel this Agreement for cause, such as if LICENSEE fails to comply with the terms and conditions of this Agreement, fails on request to demonstrate in a manner acceptable to A&M-SA that LICENSEE is willing and able to perform adequately all required duties and responsibilities related to the Event, or if any other similar cause occurs that justifies cancellation, in the discretion of A&M-SA. In any such event, no deposit or fee refund will be made, and all fees and expenses called for by this Agreement, including reimbursement for any disbursements or

expenses incurred by A&M-SA in connection herewith, must be made payable immediately to A&M-SA by LICENSEE as liquidated damages and not by way of penalty.

20. Force Majeure: Neither party will be in breach of its obligations under this Agreement or incur any liability to the other party for any losses or damages of any nature whatsoever incurred or suffered by that other party if and to the extent that it is prevented from carrying out those obligations by, or such losses or damages are caused by, a Force Majeure event (as defined below), except to the extent that the relevant breach of its obligations would have occurred, or the relevant losses or damages would have arisen, even if the Force Majeure event had not occurred. "Force Majeure event" is defined as: 1) acts of God; 2) war; 3) act(s) of terrorism; 4) fires; 5) explosions; 6) natural disasters, to include without limitation, hurricanes, floods, and tornadoes; 7) failure of transportation; 8) strike(s); 9) loss or shortage of transportation facilities; 10) lockout, or commandeering of materials, products, plants or facilities by the government or other order (both federal and state); 11) interruptions by government or court orders (both federal and state); 12) present and future orders of any regulatory body having proper jurisdiction; 13) civil disturbances, to include without limitation, riots, rebellions, and insurrections; 14) epidemic(s), pandemic(s), or other national, state, or regional emergency(ies); and 15) any other cause not enumerated in this provision, but which is beyond the reasonable control of the party whose performance is affected and which by the exercise of all reasonable due diligence, such party is unable to overcome. Such excuse from performance will be effective only to the extent and duration of the Force Majeure event(s) causing the failure or delay in performance and provided that the affected party has not caused such Force Majeure event(s) to occur and continues to use diligent, good faith efforts to avoid the effects of such Force Majeure event(s) and to perform its obligation(s). Written notice of a party's failure or delay in performance due to Force Majeure must be given within a reasonable time after its occurrence and must describe the Force Majeure event(s) and the actions taken to minimize the impact of such Force Majeure event(s). For the avoidance of doubt, the COVID-19 pandemic and any governmental changes or closures related thereto will be deemed Force Majeure events, even to the extent reasonably foreseeable by either party as of the effective date of this Agreement.

21. Cancellation by LICENSEE or Failure to Take Possession: Unless otherwise agreed to by the parties, if LICENSEE cancels this Agreement or fail to take possession of or use the Licensed Space covered by this Agreement, no deposit or fee refund will be made, and all fees and expenses called for by this Agreement, including reimbursement for any disbursements or expenses incurred by A&M-SA in connection herewith, will be paid to A&M-SA by LICENSEE as liquidated damages and not by way of penalty within 10 days following LICENSEE's receipt of a statement for such charges.

22. Assumption of Risk: LICENSEE assumes the risk of any loss or damage to its property or the property of any person or entity authorized by it to be in the Licensed Space. A&M-SA and its officers, employees and agents will not be responsible or liable for any loss of, or damage to, property while in the Licensed Space regardless of how the loss or damage is sustained.

23. Removal of Property: In the event LICENSEE fails, neglects, or refuses to remove its property from the Licensed Space prior to the expiration of the Term, said property will be deemed abandoned and A&M-SA will have the right to move, place in storage, or otherwise dispose of any such property at the sole cost and expense of LICENSEE. LICENSEE hereby irrevocably constitutes and appoints A&M-SA as its special attorney in fact to do and perform all acts necessary in removing, storing, and disposing of said abandoned personal property and to execute and to deliver a bill of sale therefore.

24. Waivers and Modifications: No waiver of any provision hereof will be effective unless stated in writing and signed by A&M-SA and LICENSEE. No such waiver will constitute a waiver of the same provision on a subsequent occasion nor of any other provision of this Agreement. The delay or failure of

either party to assert or exercise any right, remedy, or privilege hereunder will not constitute a waiver of such right, remedy, or privilege.

25. Miscellaneous Provisions:

- a. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and no prior agreement, written or oral, will be effective to vary the terms of this Agreement.
- b. No amendment to this Agreement will be effective unless reduced to writing and signed by an authorized representative of each party.
- c. This Agreement will be governed by, and construed in accordance with, the laws of the State of Texas.
- d. By statute, mandatory venue for all legal proceedings against A&M-SA is to be in the county in which the primary office of the chief executive officer is located.
- e. Neither party may assign this Agreement, in whole or in part, without the prior written consent of the other party.
- f. All contracts related to the Event, including contracts between LICENSEE and caterers, speakers, performers, managers and others, must be made available to A&M-SA for review prior to the Event.
- g. Any claim or cause of action that accrues to any party under this Agreement will survive the termination of this Agreement.
- h. Should A&M-SA commence suit against LICENSEE under the terms of this Agreement because of LICENSEE's breach thereof, LICENSEE agrees to pay A&M-SA's reasonable attorneys' fees, costs, and expenses.
- i. The invalidity or illegality of any part of this Agreement will not affect the validity or force of any other part hereof.
- j. The paragraph titles herein are for convenience only and do not define, limit, or construe the contents of such paragraphs.
- k. Time, and especially time of payment of monies due from LICENSEE, will be of the essence of this Agreement.
- l. The parties will be independent contractors in the performance of this Agreement and nothing herein is intended or may be construed to make either party the employee, agent, partner, or representative of the other.

26. Force and Effect: This Agreement will have no force or effect unless fully executed by both parties. LICENSEE covenants and agrees that its failure to fully and faithfully perform all covenants and agreements hereunder will excuse A&M-SA's continued performance.

27. Publicity: LICENSEE must not use A&M-SA's name, logo or other likeness in any press release, marketing materials or other public announcement without receiving A&M-SA's prior written approval.

28. Status as State Agency: LICENSEE expressly acknowledges that A&M-SA is an agency of the State of Texas and nothing in this Agreement will be construed as a waiver or relinquishment by A&M-SA of its right to claim such exemptions, privileges, and immunities as may be provided by law.

29. Debarment: LICENSEE represents and warrants, to the best of its knowledge and belief, that neither LICENSEE nor any of its Principals ("Principal" means an officer, director, owner, partner, or a person having primary management or supervisory responsibilities within a business entity) is presently debarred, suspended, proposed for debarment, voluntarily excluded, or involuntarily excluded from receiving a contract from any federal, state or local government or agency, nor has it been declared ineligible for the award of contracts by any federal, state, or local government or agency, nor does it appear

on any federal, state or local government's Excluded Parties List System. LICENSEE must provide immediate written notice to A&M-SA if, at any time LICENSEE learns that this representation was erroneous when submitted or has become erroneous by reason of changed circumstances. The representations and warranties above are a material representation of fact upon which reliance was placed when entering into this Agreement. If it is later determined that LICENSEE knowingly made a false representation, in addition to other remedies available to A&M-SA, A&M-SA may terminate this Agreement.

30. Conflict of Interest: By executing this Agreement, LICENSEE and each person signing on behalf of LICENSEE certifies, and in the case of a sole proprietorship, partnership or corporation, each party thereto certifies as to its own organization, that to the best of their knowledge and belief, no A&M-SA of A&M SYSTEM or A&M SYSTEM's Board of Regents, nor any employee, or person, whose salary is payable in whole or in part by A&M SYSTEM, has direct or indirect financial interest in this Agreement, or in the services, if any, to which this Agreement relates, or in any of the profits, real or potential, related thereto.

31. AGREEMENT NULL AND VOID: THE PARTIES ACKNOWLEDGE THAT THIS AGREEMENT IS NULL AND VOID IF THE TERM EXCEEDS ONE YEAR OR THE FEE EXCEEDS \$50,000.

[SIGNATURES TO FOLLOW ON NEXT PAGE]

ACCEPTED AND AGREED this _____ day of _____, 20____ :

TEXAS A&M UNIVERSITY-SAN ANTONIO

LICENSEE: _____

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

APPROVAL RECOMMENDED:

By: _____

Name: _____

Title: _____

Schedule "A"

Services and Equipment Schedule