

RESOLUTION R-06-17

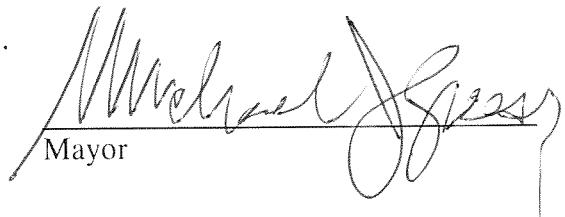
A RESOLUTION AUTHORIZING AN AGREEMENT WITH BENSIDOUN USA, INC., DATED FEBRUARY 6, 2017

WHEREAS, the Bensidoun USA, Inc., seeks to operate an open-air market in Downtown Wheaton; and

WHEREAS, the open-air market in Downtown Wheaton has enjoyed the support of the community since its inception nineteen years ago, and draws many visitors to Downtown Wheaton on a weekly basis.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Wheaton, Illinois, that the Mayor is hereby authorized to execute an Agreement (and the City Clerk is directed to attest to the signature of the Mayor) attached hereto and incorporated herein as Exhibit "A".

ADOPTED this 6th day of February, 2017.



Michael J. Gresk
Mayor

ATTEST:



Alan Bennett Hagan
City Clerk

Roll Call Vote:

Ayes:	Councilman Rutledge Mayor Gresk Councilman Saline Councilman Scalzo Councilman Suess Councilwoman Fitch Councilman Prendiville
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Nays: None

Absent: None

Motion Carried Unanimously

EXHIBIT "A"

MARKET LICENSE AGREEMENT

This Agreement is made as of _____, by and between the CITY OF WHEATON, a municipal corporation (the "Licensor") and Bensidoun USA, Inc., a corporation (the "Licensee").

A. Licensor is the owner and the lessee of part of the premises herein licensed and other premises commonly known as City of Wheaton Parking Lot #3, Wheaton, Illinois.

B. Licensor has agreed with Licensee to license certain of the premises upon the terms and conditions herein provided.

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

1. Licensed Premises. Licensor hereby grants to Licensee a revocable license to use the parking lot commonly known as Parking Lot #3, Wheaton, Illinois (the "Lot"), which premises are outlined on the drawing hereto attached as Exhibit A (the "Licensed Premises"). The Licensed Premises shall be used solely by the Licensee for the purpose of operating an open-air market. At no time shall the Licensee occupy the premises commonly known as the "Prairie Path", or interfere with any movement of pedestrians or bicycle traffic over that area.

2. Term. The term of this Agreement shall commence on March 31, 2017 and shall continue until March 31, 2020 subject to the termination provisions of paragraph 12 of this agreement.

3. License Fee. The fee for use of the lot shall be \$3,000 per market season. A market season shall be defined as that season commencing no earlier than April 1st and terminating no later than November 30th of any year except as may be extended by the mutual agreement of the licensor and Licensee. In addition, a single deposit of \$500.00 shall be made by the Licensee to the Licensor for the repair of any damage to the property of the Licensor caused by the Licensee's use of the property. Any portion of the deposit remaining at the end of the term of this agreement shall be returned to the Licensor.

4. Use of Licensed Premises. (a) Licensee may use the Licensed Premises solely for setting up, maintaining, and operating an open-air market. The Licensee may set up and maintain the open-air market from the hours of 7:00 p.m. on Friday to 9:00 p.m., on Saturdays. Commercial sales by vendors at the open-air market may commence no earlier than 7:00 a.m. and terminate no later than 5:00 p.m. on Saturdays. Licensor may cause to be towed or removed, at the expense of the Licensee, any vehicles or equipment which remains on the Licensed Premises during the time specified for setup and operation of the market. Licensor will also insure that Licensed Premises are free of any vehicles, or other impediments, other than those expressly permitted by Licensee during the hours described above. This license shall not be valid during the Chamber of Commerce's "Taste of Wheaton" event.

(b) Water. The Licensee shall secure a water meter from the City of Wheaton's Water Department. The Licensee shall pay for all water used in the operation of the open-air market at the Licenser's standard billing rate.

(c) Storage. The Licensee shall be permitted to utilize the storage area located under the ramp in the Willow Avenue Parking Garage. The storage area shall be kept cleaned and secured at all times by the Licensee.

(d) Parking. Licenser shall have no obligation to secure private parking for the Licensee. Parking for Market customers and vendors will be available in City parking areas at no charge on a non-exclusive basis. The Licensee shall be responsible for paying the costs of any parking the Licenser secures on private property provided that the Licensee accepts the use of the private property for parking purposes.

(e) Electricity. The Licenser agrees to provide the Licensee with electricity during Market hours from the four outlets on the Market site at no charge to the Licensee. If the Licenser is unable to secure electricity at no cost to the Licensee, the Licensee shall reimburse the Licenser for the actual cost incurred by the Licenser for the electricity.

(f) Trash Removal. The Licensee will provide for the disposal of garbage and recycling generated by the market. The Licensee shall clear all debris from the surface of the Lot by sweeping the surface at the end of each market day.

(g) Designated Representative. Licensee shall designate in writing to Licenser a Market Manager who shall be in charge of managing the general operations of the open-air market and Licensee's use of the Licensed Premises. The Licenser shall be allowed to interview candidates for the position of Market Manager. The Market Manager shall be readily accessible by telephone and upon Licenser's request, shall be available to be present at the Licensed Premises within a reasonable period of time. The Market Manager or his/her designee shall be in attendance at all times during the operation of the open-air market. Licensee shall further immediately notify the Licenser in writing of any change in the identity of the person in charge.

(h) Licenser's Rules and Regulations. Licenser shall have the right, from time to time upon notice thereof to Licensee, to prescribe rules and regulations which in its judgment may be desirable for the use of the Licensed Premises. Licensee agrees to comply with all such rules and regulations provided that such rules and regulations shall not contradict any right expressly granted to Licensee herein. Licensee may, in its own discretion, limit or restrict the number of booths available to vendors in order to provide a desirable vendor mix. A violation of any such rules and regulations shall constitute a default by Licensee under this Agreement. The Licensee agrees that vendors will abide by the rules attached as Exhibit B.

5. Condition of Licensed Premises. (a) Licensee hereby accepts the Licensed Premises in their "as is" condition as of the date thereof, and acknowledges that upon delivery of possession of the Licensed Premises to Licensee the same were in good order, condition and repair. Licensee shall, at its sole cost and expense, be responsible for any and all repairs or damage to the Licensed Premises arising from the misuse or damage to same by Licensee or any vendor, its agents, employees, successors, and assigns. Upon termination of this License by

lapse of time or otherwise, Licensee shall re-deliver possession of the Licensed Premises to Lessor in good order, condition and repair, normal wear and tear expected.

6. Alterations and Additions. Licensee shall make no alteration, addition, improvement or change in or to the Licensed Premises except the installation of canopy standard gaskets. Gaskets shall be removed and holes patched by the Licensee at its sole cost, to the satisfaction of the Lessor, at the end of the term of this Agreement, or at the end of the term of any extension of this Agreement.

7. Assignment. Licensee shall not assign this Agreement or any portion thereof, or allow the use thereof by any person, firm or entity other than Licensee and its vendors.

8. Compliance with Laws. Licensee shall comply with all of the requirements of all governmental authorities and insurance carriers now in force pertaining to the use of the Licensed Premises, or which Licensee shall hereafter carry.

9. Waiver; Risk of Loss. Neither Lessor nor any of its officers, directors, agents, employees, members and affiliated entities shall be liable for any accident, injury or death, loss or damage resulting to any person or property sustained by Licensee or Licensee's agents, employees and/or invitees, anyone claiming by or through Licensee or any vendor or customer on the Licensed Premises, without limitation, for tortious or criminal acts of third parties. Lessor shall have no obligation or duty to provide security services, traffic direction or police services for the premises. All property of Licensee or Licensee's agents, employees and/or invitees, anyone claiming by or through Licensee or any user of the Licensed Premises shall be at the Licensed Premises at the risk of Licensee or such other person only, and Lessor shall not be liable for any damage thereto, including, without limitation, theft or vandalism of any vehicles at the Licensed Premises. Nothing in this Agreement shall be interpreted to waive any immunities or privileges provided to the Lessor, as an Illinois Municipal Corporation under Illinois Statutory or Common Law, such privileges and immunities being specifically reserved by the Lessor.

10. Hold Harmless and Insurance. (a) Licensee shall carry insurance during the entire term thereof insuring Licensee, and insuring, as additional named insured, Lessor and its officers, directors, agents, employees and affiliated entities, as their interests may appear, with comprehensive public liability insurance, (including the broad or extended liability endorsement) during the entire term thereof with terms and in companies satisfactory to Lessor to afford protection to the limits of not less than \$2,000,000 for combined single limit personal injury and property damage liability per occurrence. Insurance shall cover Lessor's use of the property on market days as well as injury or damage which may occur as a result of the installation of the canopy standard gasket. The insurer shall be subject to the reasonable approval of the Lessor.

(b) Licensee, to the greatest extent permitted under Illinois law, shall defend, hold harmless, and indemnify the Lessor for any and all claims, actions, causes of action, demands, cost, including reasonable attorneys fees, resulting from the Lessor and its vendees operation of the open market and possession of the Licensed Premises only up to the maximum level of insurance limit provided for under the terms of the insurance policy secured for the benefit of the Licensee and Lessor pursuant to the terms of this Paragraph.

(c) Licensee shall, prior to the commencement of the Agreement term, furnish to Lessor certificates evidencing such coverage, which certificates shall state that such insurance coverage may not be changed or canceled without at least thirty (30) days prior written notice to Lessor.

11. Default by Licensee. (a) If Licensee defaults in the performance of any obligation hereunder, Lessor may, pursuant to paragraph (b) below, at its option and in addition to any other rights or remedies hereunder or otherwise available at law or in equity, terminate this Agreement and the right of Licensee (and any and all users) to use the Licensed Premises. Neither Licensee nor any vendor or other person claiming through or under Licensee shall be entitled to possession or to remain in possession of or use the Licensed Premises but shall forthwith quit and surrender the Licensed Premises, and Lessor may exclude Licensee (including, without limitation, any or all of Licensee's vendors) access to the Licensed Premises.

(b) Lessor shall provide Licensee 30 day's written notice of any alleged default, which Licensee shall have the right to cure, prior to Lessor exercising any options pursuant to this paragraph.

(c) Lessor shall have the right, among other remedies, to enter the Licensed Premises, exclude Licensee (including, without limitation, any or all of Licensee's permit users or permit vehicles) therefrom and remove any or all of their property and effects. Licensee shall pay to Lessor upon demand the expense and costs for removal and/or storage of vehicles, any and all repairs to the Licensed Premises and all other costs arising from Licensee's default, including, but not limited to, attorney's fees and expenses.

(d) Licensee shall pay to Lessor upon demand all costs, expenses and damages incurred by Lessor in enforcing Licensee's obligations under this Agreement or resulting from default by Licensee or any of Licensee's permit users, including, without limitation, attorney's fees and expenses.

12. Lessor and Licensee acknowledge and covenant that this agreement establishes a license and not a tenancy. This agreement may be terminated by either party by providing written notice of termination not less than ten (10) business days prior to the next scheduled market day. Upon the giving of such notice this license shall terminate effective on the Sunday next following the effective date of the notice.

13. If this license is terminated by the Lessor, and the Licensee is not in default, the Lessor shall work in good faith with the Licensee to find a mutually satisfactory alternative site. Any alternative site shall be the subject of a new license agreement.

14. Notices. All notices to be given hereunder shall be given in person or by registered or certified mail, return receipt requested, addressed to the parties as follows, or at such other place as either of them may hereafter designate for itself by notice in writing to the other:

To Lessor:
City of Wheaton
303 W. Wesley Street
Wheaton, Illinois 60187
Attn: City Clerk

To Licensee:
Bensidoun USA, Inc.
405 N. Wabash #3404
Chicago, IL
60611

Bensidoun USA, Inc.
72 Boulevard Des Corneilles
94100 Saint-Maur Des Fosses
France

Any such notice shall be deemed given when personally delivered or upon being mailed as aforesaid.

15. Authorization. Each party has full right, power and authority to enter into this Agreement and to perform its obligations thereunder, and the execution, delivery and performance of this Agreement shall not, nor shall the observance or performance of any of the matters and things herein set forth, violate or contravene any provision of law or of the charter or by-laws of either such party or of any indenture or other agreement of or affecting either party. All necessary and appropriate action has been taken on the part of each party to authorize the execution and delivery of this Agreement. This Agreement is the valid and binding agreement of each party in accordance with its terms.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

CITY OF WHEATON

BENSIDOUN USA, INC.

By: _____

By: _____

Its: _____

Its: _____

Exhibit A

Lot 3

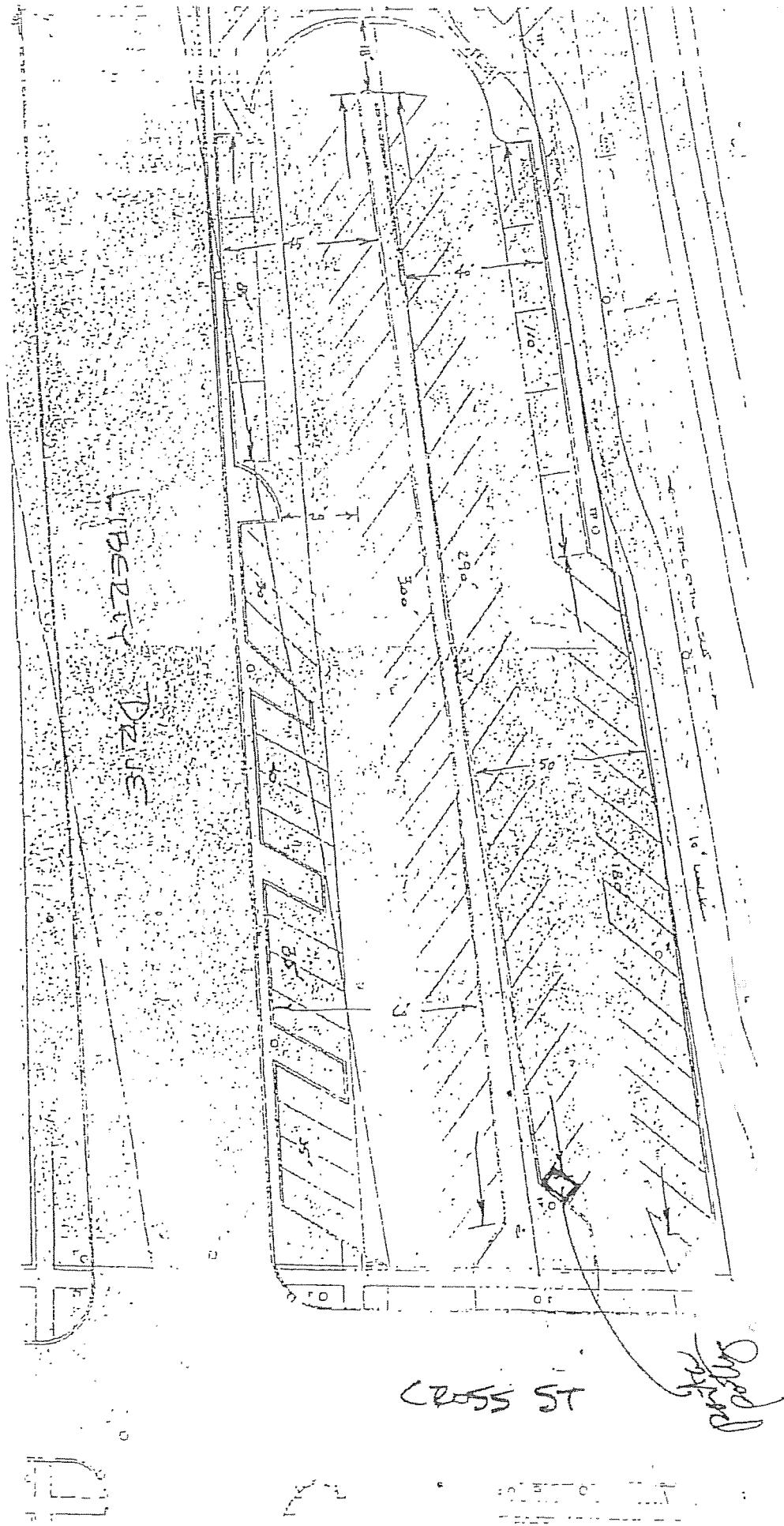


Exhibit B

RULES AND REGULATIONS FOR VENDORS AT WHEATON FRENCH MARKET

For the purpose of these rules and regulations, "Vendor" means any entity or individual renting space from Bensidoun USA, Inc., the "Promoter", on any given Market day. "Space" means that space the Vendor has rented from the Promoter. "Market hours" means those hours the Market is open for the sale of goods to Market customers.

1. Vendors shall comply with all applicable Federal, state and local laws, rules and regulations, including but not limited to health and licensing.
2. Vendors are responsible for paying all applicable Federal, state and local taxes.
3. Products shall be deemed appropriate to a family audience by the Promoter. No drug paraphernalia or sexually explicit material will be tolerated. In addition, Vendors shall only sell products that are of good quality, which they have lawfully obtained, manufactured or grown. Should the Promoter determine, in their own discretion, that the vendor is not selling such products, the Promoter may request the Vendor to vacate his/her space(s) immediately. Furthermore, the Promoter may prohibit the Vendor from leasing future space.
4. Vendors shall be prepared to sell at the start of Market hours, and must continue to sell until the close of Market hours. Loading and unloading will occur only before and after Market hours, respectively.
5. Vendors shall at all times be polite with customers, and will use their best efforts to enthusiastically sell their products.
6. Vendors shall continually keep their spaces as clean as possible. Vendors must provide their own disposal bags, in accordance with local ordinances, into which they will put rubbish collected within their respective space(s). The Promoter will pick-up and dispose of the refuse bags at the close of the Market hours.
7. Vendors who bring their goods in wooden crates or boxes, shall take those crates or boxes back with them at the close of Market hours.
8. Vendors may only park and load their vehicles in areas designated by the Promoter. The use of City parking lots and customer parking zones is prohibited. Anyone violating the parking regulations will be fined and /or towed away at their own expense.
9. Vendors shall cooperate with and participate in promotions organized by the Promoter (for example, contributing a reasonable amount of the vendor's products to Market customer give-aways) and may be asked to provide information for publicity.