

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: January 26, 2010 () Consent (X) Regular
 () Workshop () Public Hearing

Submitted By: Fire-Rescue
Risk Management

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to:

A) approve a license agreement with the Fire Training Officers of the Palm Beaches, LLC, for training at the Palm Beach County Fire Rescue Regional Training Center, from February 8, 2010, through February 12, 2010; and

B) authorize the County Administrator or his designee (Fire-Rescue Administrator) to execute said license agreement, after execution by the Fire Training Officers of the Palm Beaches, LLC.

Summary: The Fire Training Officers of the Palm Beaches, LLC ("FTO") is an organization comprised of members of fire departments and other persons associated with fire service training or products. The FTO has requested use of the Regional Training Center for a five day event, from February 8, 2010, through February 12, 2010, which will offer firefighting related classes and training activities to area firefighters. Fire-Rescue staff believes this unique five day event will promote the overall mission of Fire-Rescue to improve the quality of emergency response to the public, and will increase professional awareness of the Regional Training Center, thereby potentially increasing revenue generating opportunities for the County.

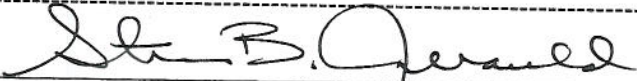
The Board previously adopted, on September 15, 2009, Resolution no. R2009-1551, which authorized the County Administrator or his designee (Fire-Rescue Administrator) to execute a one year standard license agreement with outside fire-rescue/public safety agencies and other authorized entities, providing them with access to the Regional Training Center to conduct training activities and events for public safety personnel. Although FTO has procured general liability insurance coverage for the five day event, the policy exclusions render the coverage more like a special events policy and inconsistent with the standard license agreement requirements. Based on discussions with FTO's insurance broker, and the type of event and its limited duration, Risk Management staff believes that FTO cannot readily obtain the insurance coverage required by the standard license agreement.

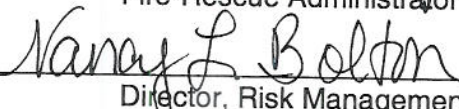
Based on the unique circumstances of this five day event and the benefit to the County, Fire-Rescue and Risk Management staff recommend that the Board approve the attached license agreement, which is the same as the standard license agreement previously approved by the Board, with the following exceptions: (1) the duration is for the five day period from February 8, 2010, through February 12, 2010, rather than one year; (2) the general liability insurance requirements are amended to accept the policy provided by FTO, rather than the standard license's general liability requirements; and (3) a requirement is added to require FTO to obtain from all instructors that it uses for high-risk training, a release in favor of the County. Countywide (SGB)

Background and Justification: Use of the Chief Herman W. Brice Fire Rescue Complex by outside agencies for training purposes can provide hands-on training opportunities for public safety personnel. The uses anticipated by FTO include wind driven fire observation in the burn building; high-rise operations, hose management, and bail out training in the tower; fire behavior training in the flash over module; vehicle extrication; and classroom instruction. It is anticipated this training will improve the quality of emergency response to the public while promoting public health, safety and welfare. Like the previously approved standard license agreement, this license agreement with FTO will authorize the Fire-Rescue Administrator, or his designee, to approve or disapprove, standard Use Agreements for specific training events requested by FTO for the five day event in accordance with a fee schedule established pursuant to Palm Beach County Fire Rescue Operational Procedure #VIII-7.

Attachments:

- 1. License Agreement, with attached exhibits

Approved by:  1-22-10
 Fire-Rescue Administrator Date

Approved by:  1/22/10
 Director, Risk Management Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

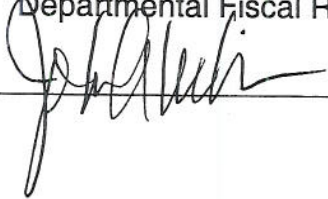
Fiscal Years	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
Capital Expenditures					
Operating Costs					
External Revenues					
Program Income (County)					
In-Kind Match (County)					
Net Fiscal Impact	* See below				
# Additional FTE					
Positions (Cumulative)					

Is Item Included in Current Budget? Yes _____ No _____
 Budget Account No: Fund _____ Dept _____ Unit _____ Object _____
 Reported Category _____

B. Recommended sources of Funds/Summary of Fiscal Impact:

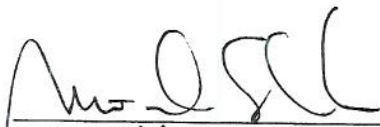
* The fiscal impact cannot be determined at this time since fees are assessed based on actual activity and use of the facility. There are no expenditures related to the approval of this agreement. The Fire Training Officers of the Palm Beaches, LLC, will be responsible for the payment of User Fees in accordance with Department Policy VIII-7.

C. Departmental Fiscal Review:



III. REVIEW COMMENTS:

A. OFMB Fiscal and/or Contract Administration Comments:


 OFMB *DL* 1/25/10
 (110) 1/25/2010


 Contract Administration 1/25/10

B. Legal Sufficiency:

This item complies with current County policies.


 Assistant County Attorney 1/25/10

- contract needs to come back for legal approval after execution by FTO.

C. Other Department Review:

 Department Director

(This Summary is not to be used as a basis for payment.)

**LICENSE AGREEMENT FOR TRAINING AT THE PALM BEACH COUNTY FIRE
RESCUE REGIONAL TRAINING CENTER**

THIS LICENSE AGREEMENT, made and entered into this ___ day of _____, 20____, by and between PALM BEACH COUNTY, a political subdivision of the State of Florida, (herein referred to as "COUNTY") and Fire Training Officers of the Palm Beaches, LLC (herein referred to as "LICENSEE").

WITNESSETH:

WHEREAS, COUNTY is the owner of the real property and improvements at the Chief Herman W. Brice Fire Rescue Complex, 405 Pike Road, West Palm Beach, Florida, including certain areas and facilities that may be used for fire-rescue and other public safety training activities (herein referred to as the "Palm Beach County Fire Rescue Regional Training Center" or the "Regional Training Center") (see aerial map attached hereto as **Exhibit A** and incorporated herein); and

WHEREAS, LICENSEE desires to use the Regional Training Center from time to time to provide training activities for public safety personnel; and

WHEREAS, LICENSEE represents and warrants that it is authorized, qualified and competent to provide the contemplated training activities; and

WHEREAS, COUNTY is willing to grant LICENSEE a non-exclusive, revocable license to use certain areas of the Regional Training Center during certain time periods for the purposes herein defined; and

WHEREAS, the Regional Training Center is a non-public forum; and in granting a license to use the Regional Training Center, COUNTY is acting in its proprietary capacity and not in its governmental, police powers capacity; and

NOW THEREFORE, in consideration of the covenants and agreements herein set forth on the part of LICENSEE to be observed and performed, COUNTY hereby grants LICENSEE a non-exclusive, revocable license(s) as set out in each approved Use Agreement (as herein defined), to use the Premises (as herein defined) during certain Training Periods (as herein defined), for the purpose of training public safety personnel and upon the following terms and conditions:

**ARTICLE I
BASIC PROVISIONS**

Section 1.01 Recitals

The foregoing recitals are true and correct and incorporated herein.

Section 1.02 Purpose

The purpose of this License Agreement is to grant public safety agencies, and other authorized entities, access to the Regional Training Center to conduct training of public safety

personnel. It is anticipated that the use of the Regional Training Center for this purpose will improve the quality of emergency response to the public.

Section 1.03 Length of Term; Commencement Date

This License Agreement shall commence on February 8, 2010 (the "Commencement Date"). The term of this License Agreement shall be from February 8, 2010, through February 12, 2010, unless terminated earlier pursuant to the provisions herein.

During the term of this License Agreement, LICENSEE shall be permitted to use the Regional Training Center only during the time period(s), and in the training area(s), identified and approved in a Use Agreement (as herein defined in Section 1.04).

Section 1.04 Use Agreement; Premises; Training Period

For each desired use of the Regional Training Center during the term of this License Agreement, LICENSEE must apply for advance written approval on the standard Palm Beach County Fire Rescue Regional Training Center Facility Use Request Agreement (herein referred to as "Use Agreement"), which is attached hereto as **Exhibit B** and incorporated herein. LICENSEE must provide all information requested on the Use Agreement, including the date(s), time(s), training area(s), event(s), activity(ies), attendance, equipment and props requested for use.

The Palm Beach County Fire-Rescue Administrator or his designee (herein referred to as "Administrator") is authorized to approve or disapprove on COUNTY's behalf Use Agreements, in a form substantially similar to that set out in Exhibit B, in accordance with the purpose of this License Agreement and the availability of the requested training area. Raymond M. Altman, President, is authorized to execute said Use Agreements on LICENSEE's behalf.

Each approved Use Agreement shall constitute the granting of a non-exclusive, revocable license for LICENSEE to use the specified training area(s) of the Regional Training Center for the specified public safety training event or activity during the specified time period, all as identified and approved on said Use Agreement. For the duration of the time period set out on each approved Use Agreement (herein referred to as the "Training Period"), the specific training area(s) of the Regional Training Center identified on each said Use Agreement, including the real property, improvements, props and equipment assigned to or located thereon at the commencement of the Training Period, shall be deemed to be included in the term "Premises" for purposes of this License Agreement. Each approved Use Agreement is incorporated herein by reference as a part of this License Agreement.

ARTICLE II CONDUCT OF BUSINESS AND USE OF PREMISES BY LICENSEE

Section 2.01 Use of Premises

LICENSEE's use of the Premises shall be strictly limited to training public safety personnel in accordance with the terms and conditions of this License Agreement, including the date(s), time(s), training area(s), event(s), activity(ies) and attendance identified on an approved Use Agreement. LICENSEE shall not use, permit or suffer the use of the Premises for any other business or purpose whatsoever.

The fees for LICENSEE's use of the Premises shall be in accordance with the Chief Herman W. Brice Fire-Rescue Complex User Fee Schedule (herein referred to as the "Fee Schedule") in effect at the time of the applicable Training Period, which Fee Schedule is hereby deemed incorporated herein by reference as a part of this License Agreement and as part of each

Use Agreement. The Fee Schedule shall be established and updated annually by COUNTY pursuant to Palm Beach County Fire Rescue Operational Procedure #VIII-7, as it may be amended from time to time. Certain types of training may require or permit the use or rental of certain COUNTY personnel, equipment, apparatus, props and/ or supplies, at LICENSEE's expense, as detailed on the Fee Schedule and/or Use Agreement. LICENSEE shall be bound to comply with the terms and conditions set out on the Fee Schedule and each Use Agreement as if said terms and conditions were set out in this License Agreement.

LICENSEE agrees, represents and warrants that any and all training conducted hereunder shall be conducted under appropriate supervision and in accordance with all applicable training regulations and industry standards to minimize exposure to undue harm. LICENSEE agrees, represents and warrants that all training shall be conducted by instructors and other applicable personnel who are fully qualified and have all necessary licenses or other required approvals.

Should LICENSEE desire to contract with, or otherwise use, any third-party to provide instruction or otherwise conduct any portion of the training events or activities on the Premises, LICENSEE shall provide the Administrator with the names of all such third-parties, evidence of their insurance as set out in Article V, and any other information requested by the Administrator, at least fifteen (15) days prior to the applicable Training Period. LICENSEE must obtain the written consent of the Administrator prior to allowing any such third-party to conduct any such instruction, event or activity on the Premises.

LICENSEE further agrees, represents and warrants that all students and other participants in the training to be performed hereunder shall have all necessary certifications, have met all necessary prerequisites, and otherwise are fully qualified, competent and fit to participate in said training.

LICENSEE shall not allow any minor person to participate in or attend any activities on the Premises, or to otherwise be present on the Premises; except that minor persons shall be allowed to participate in non-high-risk, public safety career exploration programs organized and designed for minors if the nature of said program and the inclusion of minors is clearly disclosed in a Use Agreement approved by the Administrator and if a properly executed **Student Registration Agreement for Non-High-Risk Public Safety Career Exploration Training** (attached hereto as **Exhibit C** and incorporated herein) is provided to the Administrator for each minor participant prior to the commencement of the applicable training period. LICENSEE shall prohibit any minor person from engaging in, registering for, or attending any and all high-risk activities on the Premises whatsoever. High-risk activities shall be as defined in **Section 5.05** herein.

LICENSEE shall not cause or allow, and shall prohibit, the use or presence of any explosives or weapons on the Premises; except for the presence of weapons lawfully carried by law enforcement officers as required by their job, and the presence and use of devices that are designed and lawfully used as training aids in a class, provided that advanced written approval of all such weapons and devices is obtained from the Administrator. Notwithstanding anything herein to the contrary, LICENSEE shall not cause or allow, and shall prohibit, the live discharge of weapons on the Premises under this License Agreement.

LICENSEE shall obtain the prior written approval of the Administrator for any deliveries of equipment or supplies to the Premises. LICENSEE shall not post any signs, banners, posters, decorations or any other displays on the Premises unless approved in advance by the Administrator. LICENSEE shall not use any noise amplification device unless approved in advance by the Administrator.

Section 2.02 Improvements

LICENSEE shall make no improvements, alterations or additions to the Premises whatsoever.

Section 2.03 Condition of Premises; Inspections

LICENSEE accepts the Premises in "as is" and "where is" condition as of the commencement of LICENSEE's use of the Premises each day of the Training Period. LICENSEE accepts that the Premises may contain visible and/or hidden, known and/or unknown, hazards and hazardous materials. LICENSEE hereby accepts all risk relating to use of the Premises. COUNTY makes no warranties or representations about the condition or capabilities of the Premises, or the suitability or appropriateness of the Premises for LICENSEE's use. LICENSEE shall not be entitled to rely upon any such warranties or representations that may be, or may have been made, by any COUNTY personnel or representative.

At the commencement of LICENSEE's use of the Premises each day of the Training Period, LICENSEE shall inspect the Premises and immediately notify the Administrator in writing of any damage to the Premises or any condition or activity on the Premises which poses a risk to persons or property beyond any risk inherent in the training activity. These obligations shall continue throughout the Training Period, including a final inspection at the conclusion of LICENSEE's use of the Premises every day during each Training Period.

If directed by COUNTY, LICENSEE shall postpone any or all of its use of the Premises until COUNTY notifies LICENSEE that it may commence or resume its use. Failure of LICENSEE to inspect the Premises or notify the Administrator shall not relieve LICENSEE of its obligation to pay for damages pursuant to Section 4.01.

Section 2.04 Waste or Nuisance

LICENSEE shall not commit or suffer to be committed upon the Premises any waste, nuisance or other act or thing which may result in damage or depreciation of value of the Premises, or which may result in an unsightly condition, or which may affect COUNTY's interest in the Premises. LICENSEE shall not obstruct access to the Premises, the parking areas, driveways and other contiguous areas to the Premises.

LICENSEE shall not cause or allow the use, presence, storage or disposal of any substance or object prohibited by law or any contaminants whatsoever, including but not limited to hazardous or toxic materials or substances, chemicals, and petroleum products, on the Premises or upon adjacent lands, except for devices that are designed and lawfully used as training aids in a class with advanced written approval of the Administrator .

Section 2.05 Compliance with Laws, Regulations and Policies

LICENSEE shall, at its sole cost and expense, secure any and all required licenses and permits, and shall comply with all local, state and federal laws, ordinances, rules and regulations, as they may be amended from time to time, pertaining to LICENSEE, its use of the Premises and its acts thereon. LICENSEE shall strictly comply with all terms, conditions, rules, protocols, procedures and polices set out in, or incorporated into, this License Agreement, including on the Fee Schedule and any applicable Use Agreement, and in the Palm Beach County Fire Rescue Regional Training Center Procedures Manual (herein referred to as the "**Regional Training Center Manual**"). The Regional Training Center Manual, which may be revised from time to time at the sole discretion of the Administrator, is hereby incorporated by reference as a part of

this License Agreement. The Regional Training Center Manual may be reviewed by LICENSEE at the Regional Training Center.

LICENSEE shall ensure that its officers, employees, volunteers, instructors, students, trainees, agents, contractors, invitees, and all other persons entering the Premises with or without LICENSEE's consent or knowledge comply with all applicable laws, rules and regulations on the Premises.

Section 2.06 Non-Discrimination

LICENSEE represents and warrants that it shall not discriminate against any individual on the basis of their race, color, national origin, religion, ancestry, sex, age, marital status, familial status, sexual orientation, gender identity or expression, or disability with respect to any activity occurring on the Premises.

Section 2.07 COUNTY's Right to Enter

COUNTY shall have the right to enter the Premises at any time, without notice, for any purpose whatsoever. COUNTY agrees to exercise reasonable efforts to minimize interference with or disruption of LICENSEE's use of the Premises; provided, however, COUNTY shall not be required to expend additional sums of money in order to comply with the foregoing requirement. In the event that a COUNTY work activity will take place on the Premises during LICENSEE's Training Period, which will disrupt or interfere with LICENSEE's operations, COUNTY will endeavor to provide prior notice to LICENSEE. The notice requirements provided under Section 7.02 shall not apply to this Section 2.07.

ARTICLE III FEES

Section 3.01 Fees

The cost for conducting the training events and activities authorized by this License Agreement shall be the full responsibility of LICENSEE. For each use of the Premises, LICENSEE shall pay COUNTY the fees set forth on the Fee Schedule in effect at the time of said use, for all training areas, personnel, equipment, apparatus, props and/or supplies used by LICENSEE, which fees collectively shall be referred to as the "License Fee". As a deposit to hold the Premises for LICENSEE's use, LICENSEE shall pay to COUNTY one-half of the License Fee due upon execution of the corresponding Use Agreement; provided, however, that the Administrator is authorized, but not obligated, to extend the due date of said payment if LICENSEE is a governmental entity.

The full unpaid balance of the License Fee shall be due and payable within thirty (30) days after the expiration or earlier termination of the corresponding Training Period. In the event that LICENSEE's actual use of the training area(s), personnel, equipment, apparatus, props, and/or supplies exceeds that anticipated on the Use Agreement, LICENSEE shall be invoiced for the extra fees based on actual use, which shall be due and payable as part of, and at the same time as, the balance due on the License Fee.

In addition to the License Fee, LICENSEE shall reimburse COUNTY for any and all damages to the Premises resulting from LICENSEE's use, as set forth in Section 4.01. LICENSEE shall reimburse COUNTY for all said expenses within thirty (30) days after receipt of a written invoice for reimbursement from COUNTY.

Section 3.02 Offset of License Fee

If LICENSEE provides COUNTY with a tuition discount for a training program provided by LICENSEE to COUNTY fire-rescue employees, then the Administrator may in exchange offset a License Fee by an amount not to exceed the value of the tuition discount provided to COUNTY, provided that this License Fee offset shall not exceed fifty percent (50%) of the License Fee and that LICENSEE has not otherwise been compensated by COUNTY for the tuition discount. The basis and value of any such License Fee offset shall be clearly documented by the Administrator on the applicable Use Agreement.

ARTICLE IV REPAIRS AND MAINTENANCE OF PREMISES

Section 4.01 Repairs and Maintenance; Surrender of Premises

COUNTY shall not be obligated or required to make or conduct any improvements, maintenance or repairs whatsoever to the Premises. All portions of the Premises shall be kept in good repair and condition by LICENSEE during each Training Period. LICENSEE shall maintain the Premises free of trash and debris.

At the conclusion of each Training Period, and at the conclusion of LICENSEE's use of the Premises on each day of the Training Period, LICENSEE, at its sole cost and expense, shall surrender the Premises to COUNTY in good repair and condition and otherwise in the same condition the Premises were in at the date and time that the Training Period commenced. The foregoing includes, but is not limited to, transporting trash to a designated dumpster, leaving the Premises in broom-swept condition, and removing all LICENSEE's personal property from the Premises; provided, however, that with the prior written consent of the Administrator, LICENSEE may leave its personal property on the Premises at the end of a training day, if it is not the conclusion of the Training Period, in accordance with any direction of the Administrator. COUNTY shall not be responsible for any personal property left by LICENSEE.

Notwithstanding anything herein to the contrary, LICENSEE shall not repair or attempt to repair any damage to the Premises. In the event of any damage to the Premises arising in any way from LICENSEE's use of the Premises, COUNTY shall determine the cost of making the necessary repairs or maintenance, including administrative expenses. LICENSEE shall pay said amount to COUNTY within thirty (30) days after receipt of a written invoice from COUNTY.

Damage to the Premises shall be presumed to have arisen from LICENSEE's use if said damage was not noted in writing by LICENSEE at the commencement of its use of the Premises each day of the Training Period pursuant to Section 2.03.

Section 4.02 Utilities

COUNTY shall be responsible for all charges and assessments for providing water, gas, electricity, trash collection and removal, or any other utility used or consumed on the Premises; however COUNTY shall not be obligated to provide for, or pay for, any utilities that it does not ordinarily provide or offer at the Regional Training Center.

Section 4.03 Security

LICENSEE shall be fully responsible for prohibiting unauthorized persons from entering the Premises during the Training Period, and for leaving the Premises in a safe condition at the end of its use each day of the Training Period.

**ARTICLE V
INSURANCE, LIABILITY AND IDEMUNITY**

Section 5.01 Insurance

LICENSEE shall, during the entire term of this License Agreement, keep in full force and effect Workers' Compensation & Employers Liability insurance in accordance with Chapter 440 Florida Statutes, and Liability Insurance coverage, as set forth in the Confirmation of Insurance and Certificate of Liability Insurance attached hereto as **Exhibit F** and incorporated herein, in an amount not less than ONE MILLION DOLLARS (\$1,000,000) per occurrence combined single limit bodily injury and property damage liability.

LICENSEE agrees to maintain Business Automobile Liability at a limit of liability not less than \$500,000 Each Occurrence. Coverage shall include liability for Owned, Non-Owned & Hired automobiles. In the event LICENSEE does not own automobiles, LICENSEE agrees to maintain coverage for Hired & Non-Owned Auto Liability, which may be satisfied by way of endorsement to the Liability policy or separate Business Auto Liability policy. Coverage shall be provided on a primary basis. The requirements of this paragraph shall not apply if LICENSEE affirms in the space below that, for the entire duration of this License Agreement, it shall not cause or allow, and shall prohibit, the use and/or inclusion of any operable automobile or vehicle, whether owned by LICENSEE, COUNTY or otherwise, as part of any training event or activity conducted on the Premises under this License Agreement.

LICENSEE hereby agrees and warrants that, for the entire duration of this License Agreement, it shall not cause or allow, and shall prohibit, the use and/or inclusion of any operable automobile or vehicle, whether owned by LICENSEE, COUNTY or otherwise, as part of any training event or activity conducted on the Premises under this License Agreement. **[LICENSEE must sign if applicable.]**

LICENSEE may satisfy the minimum liability limits required above for Liability and Business Auto Liability under an Umbrella or Excess Liability policy. There is no minimum Per Occurrence limit of liability under the Umbrella or Excess Liability; however, the Annual Aggregate limit shall not be less than the highest "Each Occurrence" limit for the Liability and Business Auto Liability. LICENSEE agrees to endorse COUNTY as an "Additional Insured" on the Umbrella or Excess Liability, unless the Certificate of Insurance states the Umbrella or Excess Liability provides coverage on a pure/true "Follow-Form" basis.

If LICENSEE is self-insured for any or all of the coverages listed above, a Certification of Self-Insurance must be provided to COUNTY prior to the commencement of this License Agreement. The Certification of Self-Insurance must demonstrate sufficient financial resources and ability for LICENSEE to meet its financial obligations and compensate for damages that may be awarded in professional liability judgments.

Section 5.02 General Provisions

Except for Workers' Compensation, all insurance policies of LICENSEE, if not a governmental entity, and all insurance policies of LICENSEE's non-governmental subcontractors, shall name COUNTY as an Additional Insured. The Additional Insured endorsement shall read "Palm Beach County Board of County Commissioners, a Political

Subdivision of the State of Florida, its Officers, Employees and Agents.” The Additional Insured endorsement coverage shall be provided on a primary basis.

All insurance shall be with an insurance company licensed to do business in the State of Florida and subject to the approval of COUNTY’s Risk Management Department. A Certificate of Insurance evidencing such insurance coverage shall be provided to COUNTY at least fifteen (15) days prior to the Commencement Date for LICENSEE, and at least fifteen days (15) days prior to the applicable Training Period for any approved third-party conducting instruction or other training events or activities for LICENSEE. Such Certificate must indicate that at least thirty (30) days prior notice of cancellation or adverse material change in coverage shall be given to COUNTY.

COUNTY, by and through its Risk Management Department, reserves the right to review, modify, reject or accept any required policies of insurance, including limits, coverages, or endorsements, from time to time throughout the term of this License Agreement. COUNTY reserves the right, but not the obligation, to review and reject any insurer providing coverage because of its poor financial condition or failure to operate legally.

The requirements contained herein, as well as COUNTY’s review or acceptance of insurance maintained by LICENSEE, are not intended to and shall not in any manner limit or qualify the liabilities and obligations assumed by LICENSEE under this License Agreement. In no event shall the limits of said insurance policies be considered as limiting the liability of LICENSEE under this License Agreement.

In the event that LICENSEE shall fail to meet the insurance requirements hereunder, then COUNTY may immediately terminate this License Agreement, notwithstanding any provisions herein to the contrary. Notwithstanding the foregoing, LICENSEE shall and does nevertheless, to the extent permitted by law, indemnify, defend and hold COUNTY harmless from any loss and damage incurred or suffered by COUNTY from LICENSEE’s failure to meet the requirements of this Article V, and acknowledges that LICENSEE’s liability is not limited to the amount of its insurance coverage.

Section 5.03 Waiver by LICENSEE and LICENSEE’s Insurers of Subrogation

In the event of loss or damage to or on the Premises, including damage to equipment and personal injuries, LICENSEE shall look solely to any insurance in its favor without making any claim against COUNTY. LICENSEE hereby waives any and all rights of Subrogation against COUNTY, its officers, employees and agents for each required policy. When required by the insurer, or should a policy condition not permit an insured to enter into a pre-loss agreement to waive subrogation without an endorsement, then LICENSEE shall agree to notify the insurer and request the policy be endorsed with a Waiver of Transfer or Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which a condition to the policy specifically prohibits such an endorsement, or voids coverage should LICENSEE enter into such an agreement on a pre-loss basis.

Section 5.04 Liability and Indemnification

To the extent permitted by law, LICENSEE shall be fully and solely responsible and liable for its own acts and omissions, including those of its officers, employees, volunteers, instructors, students, trainees, agents, contractors, invitees, and all other parties it allows onto the Premises. COUNTY assumes no such responsibility or liability.

Nothing in this License Agreement shall be construed to create or impose upon COUNTY any responsibility or obligation for any wages, salary, workers’ compensation, disability benefits, or other compensation, remuneration or benefits to LICENSEE, including its

officers, employees, volunteers, instructors, students, trainees, agents, contractors, invitees, and all other parties it allows onto the Premises. To the extent permitted by law, LICENSEE assumes full responsibility and liability for any and all injuries or damages to its officers, employees, volunteers, instructors, students, trainees, agents, contractors, invitees, and all other parties it allows onto the Premises, and for any and all damage to its equipment and its other property. LICENSEE shall provide workers' compensation coverage in accordance with Chapter 440, Florida Statutes, for its own employees and volunteers, if any, while they are attending or participating in training events and activities on the Premises. COUNTY shall have no such responsibility or liability to either LICENSEE or said employees, volunteers, or other persons.

To the extent permitted by law, LICENSEE shall release, hold harmless, indemnify, defend, and agree not to sue COUNTY, including its officers, employees, volunteers, agents and contractors, from and for any and all claims, liabilities, damages of any kind, attorney's fees, expenses, and causes of actions of any nature whatsoever, foreseen or unforeseen, including but not limited to personal injury, illness, death and property damage, which arise directly or indirectly from LICENSEE's use of, or presence at, the Regional Training Center, the Premises, and training events and activities thereon, whether caused in whole or in part by LICENSEE, including its officers, employees, volunteers, instructors, students, trainees, agents, contractors, invitees and other parties it allows on the Premises, or by any other student, trainee, instructor or third-party, or by COUNTY based on premise liability, strict liability or negligence of any kind, including but not limited to COUNTY's maintenance, operation, supervision, instruction and/or emergency response at, of, or relating to, the Regional Training Center, the Premises and training events and activities thereon, or by any other cause whatsoever. This paragraph shall not apply to damage to COUNTY property, or injury to on-duty COUNTY employees or volunteers acting within the scope of their duties, to the extent that such damage or injury arises directly from an act or omission of COUNTY. LICENSEE recognizes the broad nature of this indemnification provision and specifically acknowledges the receipt of good and valuable consideration in support thereof.

Nothing herein shall constitute a waiver of sovereign immunity beyond the limits allowed by law for any party legally entitled to sovereign immunity. If LICENSEE is a governmental agency, then the immediately preceding paragraph shall be limited to the negligent acts or omissions attributable to LICENSEE, including its officers, employees, volunteers, instructors, students, trainees, agents, contractors, invitees, and all other parties it allows onto the Premises, to the extent permitted by law.

Section 5.05 High-Risk Training

This Section 5.05 shall apply if LICENSEE's use of the Premises includes any high-risk training events or activities. For purposes relating to this License Agreement, high-risk activity, event or training shall mean an activity, event or training that involves live fire exercises, hazardous materials, above-and-below-grade rescue, or evolutions that involve the use of power tools, as determined by the Administrator. LICENSEE acknowledges that certain training events or activities at the Premises may involve high-risk activities, which may include but are not limited to the following: live fire evolutions, exposure to high heat, working with power tools, confined space, elevated victim rescue, and water rescue. Such training will involve difficult, strenuous and dangerous physical activities to be undertaken by participating students. LICENSEE agrees and warrants that all students in high-risk training shall be Florida certified Firefighters; familiar with the type of activities involved; and medically and physically fit to engage in the type of activities contemplated by the training. If LICENSEE is aware of any

condition that might make a student unfit to engage in such activities on the day of training, then LICENSEE shall not permit that student to participate.

LICENSEE shall assure that each student supplies his or her own personal protective gear, which meets NFPA standards and has been properly fit-tested. COUNTY reserves the right to perform a safety inspection on such gear, but assumes no responsibility relating to the gear. COUNTY may rent a self-contained breathing apparatus to students at an additional cost. LICENSEE shall assure that each student is properly hydrated before and during each class and is aware that the training is subject to the rules in the Regional Training Center Manual and any other rules identified by COUNTY.

LICENSEE acknowledges that the nature of its intended high-risk training, including the buildings, props, equipment and materials at the Premises, will expose participants and observers to inherent dangers and risks. Unanticipated dangers may arise given the fast-paced, high-stress and dynamic nature of such fire-rescue activities. Unintentional negligent mistakes may be made by instructors, supervisors, students or COUNTY during the training. The risks include, but are not limited to, personal injury, illness, death, and property damage. LICENSEE understands, and to the extent permitted by law, accepts and expressly assumes in full these and all other risks relating to the training and the Premises, whether known or unknown, inherent or not inherent, anticipated or unanticipated. COUNTY shall not be responsible for any such injury, illness, death, or property damage.

For each high-risk training event or activity, LICENSEE shall require a **Student Registration Agreement for High-Risk Fire-Rescue Training** (attached hereto as **Exhibit D** and incorporated herein) to be executed by each registered student, an **Instructor Release, Indemnification and Assumption of Risks Agreement for High-Risk Fire-Rescue Training** (attached hereto as **Exhibit G** and incorporated herein), and a **Release, Indemnification and Assumption of Risks Agreement for Observing High-Risk Fire-Rescue Training** (attached hereto as **Exhibit E** and incorporated herein) to be executed by any other person attending said event or activity, unless said student, instructor, or other person is identified and scheduled by LICENSEE as an employee or volunteer of LICENSEE to attend the training on-duty as a part of his or her official duties with LICENSEE; or identified and scheduled by COUNTY as an employee or volunteer of COUNTY to attend the training on-duty as a part of his or her official duties with COUNTY; or identified and scheduled by another public safety agency as an employee or volunteer of said agency to attend the training on-duty as part of his or her official duties with said agency. Prior to the commencement of each Training Period, LICENSEE shall provide the Administrator with all registration and release agreements required herein and with a written list of all on-duty employees and volunteers identified by LICENSEE or another public safety agency.

Section 5.06 No releases from the parties' employees/volunteers

In the mutual interest of promoting training of public safety personnel, each party agrees that it shall not require or request from the other party's on-duty employees or volunteers any type of release, indemnification or assumption of risk agreement, acknowledgment or other statement, relating to any public safety personnel training, whether high-risk or not, conducted by or for either party, at any location, or otherwise conducted on either party's property; provided that such employee or volunteer is identified and scheduled by the employing party to attend the training on-duty as a part of his or her official duties with said employing party. Rather, notwithstanding anything in this Agreement that is or may be construed to the contrary, each party agrees to be responsible for its own on-duty employees and volunteers whom it schedules to attend such training on-duty as part of his or her official duties with said party. It is

recognized by the parties that this Section 5.06 includes but is not limited to training provided pursuant to this License Agreement. Rather this Section 5.06 is intended to apply to any training for public safety personnel conducted by or for either party at any location or otherwise conducted on either party's property.

ARTICLE VI REVOCATION OF LICENSE/USE AGREEMENT; TERMINATION FOR CONVENIENCE; DEFAULT

Section 6.01 Revocation of License/Use Agreement

Notwithstanding anything herein to the contrary, the rights granted to LICENSEE hereunder amount only to a non-exclusive license(s) to use the Premises during the Training Period, as approved in a Use Agreement, which license(s)/Use Agreement(s) is expressly revocable by COUNTY for any reason whatsoever upon notice to LICENSEE and without recourse, damages or rights of recovery to LICENSEE. Upon LICENSEE's receipt of notice from COUNTY of the revocation of any such license/Use Agreement, LICENSEE's right to utilize said Premises shall terminate immediately, or at a later date if such date is identified by COUNTY. LICENSEE shall surrender the Premises to COUNTY immediately upon termination.

Notwithstanding anything herein to the contrary, if COUNTY revokes a license/Use Agreement prior to or during its corresponding Training Period for any reason not relating directly or indirectly to the activities, acts or omissions of LICENSEE, as determined by the Administrator, then COUNTY will reimburse LICENSEE on a pro-rata basis for the corresponding License Fee and/or deposit paid by LICENSEE, less any fees and expenses due to COUNTY.

Section 6.02 Termination for Convenience

COUNTY may terminate this License Agreement for convenience at any time upon written notice to LICENSEE and without any recourse, damages or rights of recovery to LICENSEE. LICENSEE may terminate this License Agreement for convenience upon thirty (30) days written notice to COUNTY. If either party terminates this License Agreement for convenience as provided herein, then both parties shall be relieved of all further obligations accruing hereunder subsequent to the date of termination.

Without terminating the full License Agreement, COUNTY may terminate any Use Agreement for convenience in accordance with Section 6.01, and LICENSEE may terminate any Use Agreement for convenience upon written notice to the Administrator at least 5 business days prior to the commencement of the Training Period approved by said Use Agreement. LICENSEE's right to utilize the Premises under said Use Agreement shall cease, and LICENSEE shall surrender the Premises to COUNTY, immediately upon termination. If either party terminates a Use Agreement for convenience as permitted herein, then both parties shall be relieved of all further obligations accruing under said Use Agreement subsequent to the date of its termination. All other obligations arising under this License Agreement, including non-terminated Use Agreements, shall remain in place.

If LICENSEE terminates a Use Agreement for convenience with the requisite 5 business days written notice, then COUNTY shall refund the corresponding License Fee deposit paid by LICENSEE. If LICENSEE terminates a Use Agreement without the requisite 5 business days written notice, then COUNTY shall retain the full deposit and also may take any other action to

protect or enforce its rights, including seeking damages for the full License Fee, lost profits and lost business opportunities.

Section 6.03 Default

LICENSEE's violation of, or failure to perform or observe, any of the agreements, covenants, obligations, representations, or conditions contained herein, including any agreements and documents incorporated into this License Agreement, to be performed or observed by LICENSEE shall constitute a default of this License Agreement by LICENSEE. In such case, COUNTY may, in its sole discretion, immediately terminate this License Agreement in full, or it may terminate any Use Agreement(s) without terminating the full License Agreement, without any recourse, damages or rights of recovery to LICENSEE, and/or take any other legal action to protect and enforce its rights.

**ARTICLE VII
MISCELLANEOUS**

Section 7.01 Entire Agreement

This License Agreement, including all documents incorporated herein, constitute all agreements, conditions and understandings between COUNTY and LICENSEE concerning the Premises and use of the Regional Training Center. All representations, either oral or written, shall be deemed to be merged into this License Agreement. Except as herein otherwise provided, no subsequent alteration, waiver, change or addition to this License Agreement shall be binding upon COUNTY or LICENSEE unless reduced to writing and signed by both parties.

Section 7.02 Notices

Any notice by either party to the other shall be in writing and shall be hand delivered by messenger service, courier service or national overnight delivery service (provided in each case a receipt is obtained), faxed, or sent by United States certified mail with return receipt requested, and addressed:

- (a) If to COUNTY at:

Palm Beach County Fire Rescue
405 Pike Road
West Palm Beach, FL 33411

With a copy to:

Palm Beach County
Attention: County Attorney
301 North Olive Avenue, Ste. 601
West Palm Beach, FL 33401

(b) If to LICENSEE at:

Fire Training Officers of the Palm Beaches, LLC
10500 N. Military Trail
c/o DJ Minor, Secretary, FTOPB
Palm Beach Gardens, FL 33410

Section 7.03 Recording

LICENSEE shall not record this License Agreement, or any memorandum or short form thereof, in the public records of Palm Beach County or otherwise.

Section 7.04 Waiver of Jury Trial

The parties hereto waive trial by jury in connection with proceedings or counterclaims brought by either of the parties hereto against the other, in connection with this License Agreement.

Section 7.05 Governing Law and Venue

This License Agreement shall be governed by and interpreted according to the laws of the State of Florida. Any and all legal action necessary to enforce this License Agreement will be held in Palm Beach County, Florida.

Section 7.06 Time is of Essence

Time is of the essence with respect to the performance of every provision of this License Agreement in which time of performance is a factor.

Section 7.07 Assignment

LICENSEE may not assign any rights, responsibilities or obligations of this License Agreement.

Section 7.08 Appropriations

The performance and obligations of COUNTY, and LICENSEE if it is a governmental entity, under or pursuant to this License Agreement are contingent upon an annual budgetary appropriation by its respective governing body for the purposes hereunder.

Section 7.09 No Third-Party Beneficiaries

No provision of this License Agreement, including all documents incorporated herein, is intended to or shall be construed to create any third-party beneficiary or to provide any rights to any person or entity not a party to this License Agreement.

Section 7.10 Severability

If any term or provision of this License Agreement shall be held invalid or unenforceable, the remainder of this License Agreement shall not be affected and every other term and provision of this License Agreement shall be deemed valid and enforceable to the extent permitted by law.

Section 7.11 Survivability

Any provisions of this License Agreement, including any agreements and documents incorporated herein, that are of a continuing nature, or which by their language or nature impose

an obligation or right that extends beyond the expiration or earlier termination of this License Agreement, including but not limited to the indemnification provisions of Section 5.04, shall survive the consummation of the activities contemplated hereby and the expiration or earlier termination of this License Agreement or any Use Agreement.

Section 7.12 Captions

The captions and section designations set forth herein are for convenience only and shall have no substantive meaning.

Section 7.13 Waiver

No waiver of any provision of this License Agreement shall be effective against any party hereto unless it is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, COUNTY and LICENSEE have executed this License Agreement, or have caused the same to be executed as of the day and year first above written.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

WITNESS:

By: _____ Date: _____
Steven B. Jerauld, Fire-Rescue Administrator,
Through Robert Weisman, County Administrator

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY

APPROVED AS TO TERMS
AND CONDITIONS

County Attorney

Palm Beach County Fire Rescue

WITNESSES:

LICENSEE:

Signature

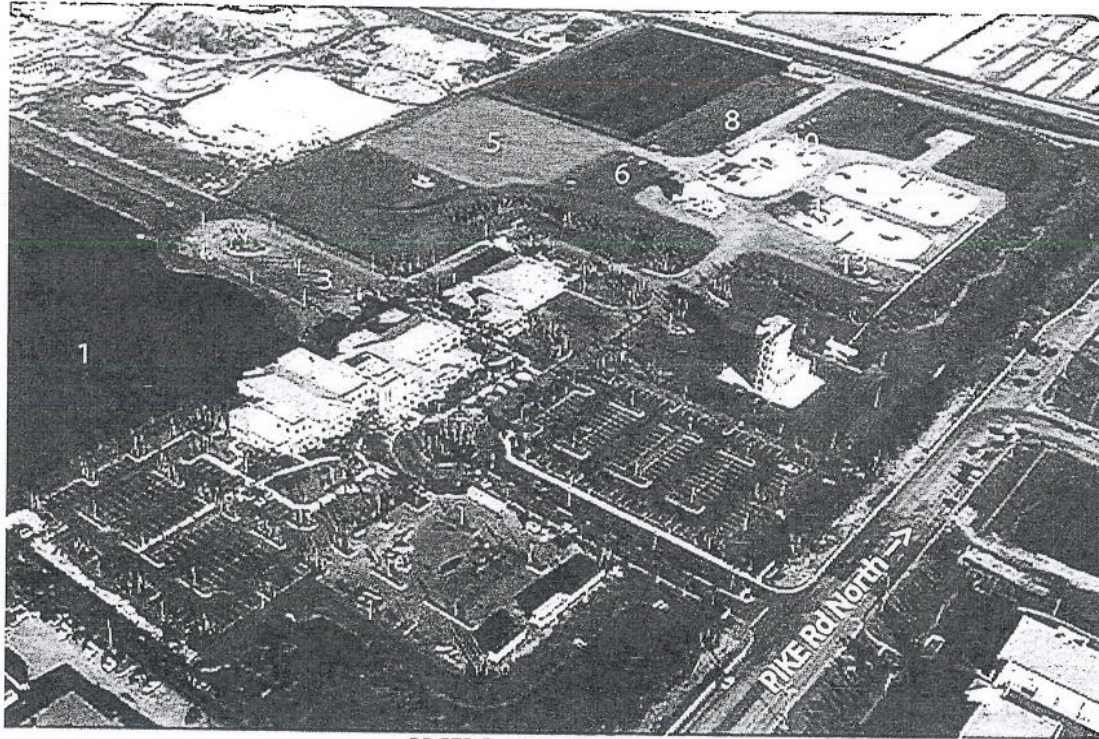
Fire Training Officers of the Palm Beaches, LLC

Name

By: _____ Date: _____
Raymond M. Altman, President

Signature

Name



PBCFR Regional Training Center

- | | | | |
|--|------------------------|------------------------------|------------------------|
| 1. Drafting Lake | 5. PBCFR Driving Track | 9. Pavillion | 13. Fire Behavior Prop |
| 2. Administration Offices,
Classrooms,Labs,Driving
Simulator | 6. USAR Pile | 10. Vehicle Extrication Area | 14. 6 Story Tower |
| 3. Apparatus Parking | 7. Burn Building | 11. Observation Deck | |
| 4. Apparatus Bay | 8. Disaster Alley | 12. LP Gas Props | |



**Palm Beach County Fire Rescue Regional Training Center
Facility Use Request Agreement**

EXHIBIT B

This section to be filled out by applicant/organization

Requesting Organization _____ Contact Person _____
 Billing Address _____ City/Zip Code _____
 Phone _____ Fax _____ E-mail _____
 Name of Training Event/Activity _____ Expected Attendance _____
 Training Period: Proposed Training Date(s) _____ Hours (From/To) _____

Note: Organization shall not allow any minor persons at the Facility except as participants in a non-high-risk, public safety career exploration program. Is the Training Event/Activity a non-high-risk, public safety career exploration program organized and designed for minor persons? _____

Inside Area(s) Requested

Classroom (Capacity 40) _____ Classroom (Capacity 80) _____
 Driving Simulator _____ Computer Lab _____ EMS Lab _____

Class A Live Burn Area(s) Requested

Burn Building _____ Fire Behavior Module _____

LP Live Burn Area(s) Requested

Dumpster _____ Flammable Liquid _____ LP Gas Delivery Truck _____
 Vehicle _____ 250 Gallon Cylinder _____ 1,000 Gallon Cylinder _____

Outside Area(s) Requested

Pavilion _____ Tower _____ Ventilation Prop _____ Extrication Pad _____
 SCBA Confidence _____ Confined Space _____ Drafting Site _____ Driving Course _____

Apparatus Rental Requested

Engine _____ Quint _____

SCBA Equipment Rental Requested

SCBA Equipment _____

Organization represents and warrants that it has an active License Agreement for Training at the Palm Beach County Fire Rescue Regional Training Center. Organization shall comply with all terms of said Agreement and with all rules and regulations identified therein, including the Regional Training Center Manual. Fifty percent of the License Fee is due upon execution of this Use Agreement. The full balance of the License Fee is due 30 days after expiration or earlier termination of the above identified Training Period. If Organization's actual use exceeds that anticipated herein, Organization shall be invoiced for the additional fees. Organization shall be invoiced for any damage resulting from its activities.

Organization's Name: _____

By _____ Date _____
 Authorized Signature

 Print Name and Title

To be completed by authorized PBCFR Training Center staff and returned to applicant

Your application has been _____ approved _____ disapproved _____ modified as described below
 [Any modification must be initialed by Organization]

License Fee: \$ _____ [see attached] 50% Deposit collected: \$ _____ Date _____

Signature _____ Date _____



STUDENT REGISTRATION AGREEMENT FOR NON-HIGH-RISK PUBLIC SAFETY CAREER EXPLORATION TRAINING
At the Palm Beach County Fire-Rescue Regional Training Center

EXHIBIT C

Student Name (Print): _____ Career Exploration Program Title: _____

Address: _____ Career Exploration Program Sponsor: _____

Date of Birth: _____ Phone #: _____ Date of Classes at Training Center: _____

For any Palm Beach County sponsored training: Any applicable registration fee must be paid at time of registration. Failure to cancel your registration by 5:00 p.m. on _____ will result in the loss of registration payment.

I enter into this Agreement as a condition of, and in consideration for, being permitted to participate in, attend and/or observe one or more non-high-risk public safety career exploration classes, activities or events (the "Training") at the Palm Beach County Fire-Rescue Regional Training Center, located at the Herman W. Brice Fire-Rescue Complex, 405 Pike Road, West Palm Beach, Florida (the "Facility"). I understand that I am not authorized to, and agree that I shall not, participate in, attend, and/or observe any high-risk classes, activities or events at the Facility. At all times, I shall remain in the area(s) of the Facility authorized for the non-high-risk public safety career exploration Training contemplated herein and shall limit my activities to said Training.

The Training may involve difficult and strenuous physical activities to be undertaken by me, including fire-rescue training activities. I am familiar with the type of activities involved with the Training. I am currently medically and physically fit to engage in such activities, and am not aware of any condition that might make me unfit to engage in such activities. I shall not participate in the Training unless I am fit to do so at the time of said Training. I shall assure I am properly hydrated before and during each class. The Training is subject to the rules in the Regional Training Center Procedures Manual and any other rules identified by the County.

The County shall not be responsible for any wages, salary, workers' compensation, disability benefits, or other compensation, remuneration or benefits to me relating to this Training. I shall not be deemed to be an employee or volunteer of the County for any purpose relating to this Training. If I am otherwise an employee or volunteer of the County, then I am attending the Training voluntarily and off duty, the Training is not directly related to my current position with the County, and the Training is not undertaken for the benefit of, or required by, the County. I shall not perform any productive work for the County during the Training.

Release and Indemnification: I shall, and hereby do, release, hold harmless, indemnify and agree not to sue the County from and for any and all claims, liabilities, damages of any kind, attorney's fees, costs and causes of action of any nature whatsoever, foreseen or unforeseen, now existing or hereafter accruing, including but not limited to personal injury, illness, death and property damage, which arise directly or indirectly from my participation in, attendance at and/or observation of the Training, whether caused, in whole or in part, by me, any other student, invitee, or third-party, or by the County based on premise liability, strict liability or negligence of any kind, including but not limited to the County's maintenance, operation, supervision, instruction and/or emergency response at, of, or relating to, the Training or the Facility, or by any other cause whatsoever.

Assumption of Risks: The nature of the Training and the buildings, props, equipment and materials at the Facility will expose me to inherent dangers and risks. Unanticipated dangers may arise given the fast-paced, high-stress and dynamic nature of fire-rescue activities. Unintentional negligent mistakes may be made by the County, instructors, supervisors or students during the Training. The risks to me include, but are not limited to, personal injury, illness, death and property damage. I understand, accept, and expressly assume in full these and all other risks relating to the Training and/or the Facility, whether known or unknown, inherent or not inherent, anticipated or unanticipated. The County shall not be responsible for any such injury, illness, death or property damage.

This Agreement is intended to be a complete release and indemnification in favor of the County to the greatest extent allowed by law, and I am knowingly giving up substantial rights. Any reference to the "County" in this Agreement shall mean Palm Beach County, Florida, its officers, employees, agents, representatives and contract instructors, in both their official and personal capacities, and their respective heirs, successors and assigns. I am legally competent to sign this Agreement. This Agreement shall be binding on me and my heirs, assigns, executors, legal representatives and anyone else claiming through me. If any provision of this Agreement is held invalid, the remaining provisions of this Agreement shall remain in full legal force and effect. This Agreement shall survive after the Training and the Training course dates. This Agreement shall be governed by the laws of Florida. Any and all legal action necessary to enforce this Agreement shall be held in Palm Beach County, Florida. I HAVE READ THIS AGREEMENT IN ITS ENTIRETY, UNDERSTAND ITS TERMS, AND SIGN IT FREELY AND VOLUNTARILY. I HEREBY AFFIRM, STIPULATE, REPRESENT, WARRANT AND AGREE TO ALL THE STATEMENTS, TERMS AND CONDITIONS CONTAINED IN THIS AGREEMENT.

Name of Student (please print)

Signature of Student

Date

Witness: _____

Witness: _____

PARENT/LEGAL GUARDIAN MUST SIGN IF STUDENT IS UNDER 18 YEARS OLD: As the parent/legal guardian of the above named minor Student, I hereby give my permission for said Student to participate in, attend and observe the Training, and I hereby execute this Agreement, and agree to its terms and conditions, on behalf of said Student and myself:

Name of Parent/Legal Guardian (please print)

Signature of Parent/Legal Guardian

Date

Witness: _____

Witness: _____

For County Use: Has this Agreement been completed in full, and signed by Student, Parent/Guardian & 2 witnesses each? _____



STUDENT REGISTRATION AGREEMENT FOR HIGH-RISK FIRE-RESCUE TRAINING

EXHIBIT D

At the Palm Beach County Fire-Rescue Regional Training Center

Student Name (Print): _____ Fire Department Employer: _____
Firefighter Certification #: _____ Phone #: _____ Email Address: _____
Course Title: _____ Course Date(s): _____ Course Sponsor: _____

For any Palm Beach County sponsored training: Any applicable registration fee must be paid at time of registration. Failure to cancel your registration by 5:00 p.m. on _____ will result in the loss of registration payment.

I enter into this Agreement as a condition of, and in consideration for, being permitted to participate in, attend and/or observe one or more high-risk fire-rescue training classes, activities or events (the "Training") at the Palm Beach County Fire-Rescue Regional Training Center, located at the Herman W. Brice Fire-Rescue Complex, 405 Pike Road, West Palm Beach, Florida (the "Facility").

The Training involves high-risk fire-rescue activities, which may include, but are not limited to, the following: live fire evolutions, exposure to high heat, working with power tools, confined space, elevated victim rescue, and water rescue. My participation in the Training will involve difficult, strenuous and dangerous physical activities to be undertaken by me. I am a Florida certified Firefighter, and am familiar with the type of activities involved with the Training. I am currently medically and physically fit to engage in such activities, and am not aware of any condition that might make me unfit to engage in such activities. I shall not participate in the Training unless I am fit to do so at the time of said Training.

I shall supply my own personal protective gear, which meets NFPA standards and has been properly fit-tested. The County reserves the right to perform a safety inspection on my gear, but assumes no responsibility relating to my gear. The County may rent a self-contained breathing apparatus to students at an additional cost. I shall assure I am properly hydrated before and during each class. The Training is subject to the rules in the Regional Training Center Procedures Manual and any other rules identified by the County.

The County shall not be responsible for any wages, salary, workers' compensation, disability benefits, or other compensation, remuneration or benefits to me relating to this Training. I shall not be deemed to be an employee or volunteer of the County for any purpose relating to this Training. If I am otherwise an employee or volunteer of the County, then I am attending the Training voluntarily and off duty, the Training is not directly related to my current position with the County, and the Training is not undertaken for the benefit of, or required by, the County. I shall not perform any productive work for the County during the Training.

Release and Indemnification: I shall, and hereby do, release, hold harmless, indemnify and agree not to sue the County from and for any and all claims, liabilities, damages of any kind, attorney's fees, costs and causes of action of any nature whatsoever, foreseen or unforeseen, now existing or hereafter accruing, including but not limited to personal injury, illness, death and property damage, which arise directly or indirectly from my participation in, attendance at and/or observation of the Training, whether caused, in whole or in part, by me, any other student, invitee, or third-party, or by the County based on premise liability, strict liability or negligence of any kind, including but not limited to the County's maintenance, operation, supervision, instruction and/or emergency response at, of, or relating to, the Training or the Facility, or by any other cause whatsoever.

Assumption of Risks: The Training will involve hazardous, high-risk fire-rescue activities. The nature of the Training and the buildings, props, equipment and materials at the Facility will expose me to inherent dangers and risks. Unanticipated dangers may arise given the fast-paced, high-stress and dynamic nature of such fire-rescue activities. Unintentional negligent mistakes may be made by the County, instructors, supervisors or students during the Training. The risks to me include, but are not limited to, personal injury, illness, death and property damage. I understand, accept, and expressly assume in full these and all other risks relating to the Training and/or the Facility, whether known or unknown, inherent or not inherent, anticipated or unanticipated. The County shall not be responsible for any such injury, illness, death or property damage.

This Agreement is intended to be a complete release and indemnification in favor of the County to the greatest extent allowed by law, and I am knowingly giving up substantial rights. Any reference to the "County" in this Agreement shall mean Palm Beach County, Florida, its officers, employees, agents, representatives and contract instructors, in both their official and personal capacities, and their respective heirs, successors and assigns. I am legally competent to sign this Agreement. This Agreement shall be binding on me and my heirs, assigns, executors, legal representatives and anyone else claiming through me. If any provision of this Agreement is held invalid, the remaining provisions of this Agreement shall remain in full legal force and effect. This Agreement shall survive after the Training and the Training course dates. This Agreement shall be governed by the laws of Florida. Any and all legal action necessary to enforce this Agreement shall be held in Palm Beach County, Florida. **I HAVE READ THIS AGREEMENT IN ITS ENTIRETY, UNDERSTAND ITS TERMS, AND SIGN IT FREELY AND VOLUNTARILY. I HEREBY AFFIRM, STIPULATE, REPRESENT, WARRANT AND AGREE TO ALL THE STATEMENTS, TERMS AND CONDITIONS CONTAINED IN THIS AGREEMENT.**

STUDENT: _____ Address: _____
Name (Print)

Signature Date

Witness: _____ Witness: _____

For County Use: Has this Agreement been completed in full, and signed by the Student and 2 witnesses? _____



3363 W. Commercial Blvd. Suite 115
Ft. Lauderdale, FL. 33309
(800) 892-8527 or (954) 731-5600
Fax:(954)731-5554
www.allrisks.com

*** CONFIRMATION OF INSURANCE *** PAGE 1
*** PROPERTY & CASUALTY ***

POLICY #/ PERIOD: 3DD0809 2/08/10 THRU 2/13/10

WE CONFIRM THAT ACTING UPON YOUR INSTRUCTIONS AND FOR YOUR ACCOUNT WE HAVE
PROCURED INSURANCE, SUBJECT TO ALL OF THE TERMS AND CONDITIONS HEREINAFTER
STATED AS FOLLOWS:

Arizona INSURED BROKER
California FIRE TRAINING OFFICERS OF THE PALM INSURANCE OFFICE OF AMERICA
10500 N MILITARY TRAIL 1855 WEST STATE RD 434
Florida PALM BEACH GARDENS FL 33410 90068

Georgia LOCATION OF RISK
Maryland SEE APP
PALM BEACH

North Carolina DESCRIPTION OF BUSINESS
Pennsylvania SPECIAL EVENT

Texas SECTION II / GENERAL LIABILITY COVERAGE :
Virginia GENERAL AGGREGATE 2,000,000
PRODUCTS/COMPLETED OPERATIONS AGGREGATE INCLUDED
Washington PERSONAL & ADVERTISING INJURY 1,000,000
EACH OCCURRENCE 1,000,000
FIRE DAMAGE LEGAL LIABILITY 50,000
MEDICAL PAYMENTS 1,000

DEDUCTIBLE: \$1,000 PER CLAIM INCLUDING LOSS ADJUSTMENT
EXPENSE AND DEFENSE COSTS.

PREMIUM: \$2,500.00
TAX: \$126.75
POLICY FEE: \$35.00
HURRICANE CA \$25.35
STAMP FEE \$2.54
MINIMUM EARNED PREMIUM: 100% AT INCEPTION.

ESSEX INSURANCE COMPANY 3DD0809 100.0 %

APPLICABLE TERMS: ACTUAL POLICY MAY CONTAIN ADDITIONAL TERMS.
PLEASE CONTACT ALL RISKS, LTD. FOR EXACT WORDING IF NEEDED.
- 011-1061(08/02) COMMERCIAL GENERAL LIABILITY COVERAGE PART SUPPLEMENTAL DEC.
- 011-1058(11/99) ESSEX COMMON POLICY DECLARATIONS
- 011-1054(07/07) ESSEX POLICY JACKET



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 Ft. Lauderdale, FL. 33309
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*** CONFIRMATION OF INSURANCE *** PAGE 2
 *** PROPERTY & CASUALTY ***

RE: FIRE TRAINING OFFICERS OF THE PALM

Arizona
 California
 Florida
 Georgia
 Maryland
 North Carolina
 Pennsylvania
 Texas
 Virginia
 Washington

- CG0001(12/07) COMMERCIAL GENERAL LIABILITY COVERAGE FORM
- M/E-001(03/09) COMBINATION GENERAL ENDORSEMENT
- M/E-048(04/99) DEDUCTIBLE ENDORSEMENT
- M/E-170(08/95) PREMIUM BASIS ENDORSEMENT
- CG2136(03/05) EXCLUSION - NEW ENTITIES
- CG2139(10/93) CONTRACTUAL LIABILITY LIMITATION
- CG2147(12/07) EMPLOYMENT RELATED PRACTICES EXCLUSION
- CG2149(09/99) TOTAL POLLUTION EXCLUSION ENDORSEMENT
- CG0220(11/06) FLORIDA CHANGES - CANCELLATION AND NONRENEWAL
- 011-1056(03/09) COMMERCIAL LIABILITY DECLARATIONS
- CG2144(07/98) LIMITATION OF COVERAGE TO DESIGNATED PREMISES OR PROJECT
- CG2173(01/08) EXCLUSION OF CERTIFIED ACTS OF TERRORISM
- M/E-008(01/09) PRE-EXISTING INJURY, LOSS OR DAMAGE EXCLUSION
- M/E-213(01/09) SPECIAL EVENTS/SPECTATOR LIABILITY ENDORSEMENT
- M/E-009(01/09) ADDITIONAL INSURED ENDORSEMENT
- 01 SECTION F ON FORM ME-213 TO BE REMOVED.

REMARKS:

TERRORISM COVERAGE IS OFFERED AND IF PURCHASED, THERE WILL BE A FULLY EARNED ADDITIONAL PREMIUM CHARGE OF 3% OR \$150, WHICHEVER IS GREATER.

 ***REQUIREMENTS TO BIND:
 1. COMPLETED SIGNED APPLICATION INCLUDING ANY REQUIRED SUPPLEMENTS.
 2. DILIGENT EFFORT FORM.
 3. LOSS INFORMATION TO INCLUDE AT LEAST ONE OF THE FOLLOWING:
 A. CURRENTLY VALUED LOSS RUNS.
 B. CONFIRMATION ON INSURED'S LETTERHEAD STATING NO KNOWN OR REPORTED LOSSES.
 4. SIGNED TERRORISM FORM.

 QUOTE IS BASED ON TERM OF 2/8/10 TO 2/13/10 AS A SPECIAL EVENT. CLASS CODE 43424 AND 67512 FLAT RATING BASIS.
 PLEASE REVIEW THE QUOTE AS IT MAY DIFFER FROM THE COVERAGE REQUESTED.
 SECTION F OF FORM ME-213 WILL BE REMOVED VIA ENDORSEMENT UPON THE POLICY BEING ISSUED.

THIS BINDER WILL BE NULL AND VOID ON 5/08/10 (90 DAYS FROM THE DATE ON WHICH INSURANCE IS EFFECTIVE) OR ON THE DELIVERY OF POLICIES WHICHEVER COMES FIRST.

CANCELLATION: THIS INSURANCE MAY BE CANCELLED BY WRITTEN NOTICE BY EITHER THE INSURED OR THE INSURER(S) THROUGH US. NOTICE OF CANCELLATION SHALL BE DEEMED GIVEN BY THE INSURER(S) WHEN GIVEN BY US TO THE INSURED OR ITS REPRESENTA-



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*** CONFIRMATION OF INSURANCE ***
*** PROPERTY & CASUALTY ***

PAGE 3

RE: FIRE TRAINING OFFICERS OF THE PALM

TIVE. IN THE EVENT OF CANCELLATION OF THIS INSURANCE, THE INSURER(S) SHALL BE ENTITLED TO THE PREMIUM EARNED ON A SHORT RATE BASIS IF CANCELLED BY THE INSURED AND A PRO RATA BASIS IF CANCELLED BY THE INSURER(S).

Arizona
California
Florida

THIS INSURANCE IS SUBJECT TO ALL TERMS AND CONDITIONS OF THE COVER NOTE, CERTIFICATE OF INSURANCE AND/OR POLICY WHICH MAY BE ISSUED. THIS CONFIRMATION SHALL BE AUTOMATICALLY TERMINATED AND VOIDED BY DELIVERY OF THE COVER NOTE, CERTIFICATE OF INSURANCE OR POLICY TO THE INSURED OR ITS REPRESENTATIVE.

Georgia
Maryland
North Carolina
Pennsylvania
Texas
Virginia
Washington

ADDITIONAL INSURED
PALM BEACH COUNTY BOARD OF COUNTY
COMMISSIONERS
301 N.OLIVE AVENUE
WEST PALM BEACH, FL 33401

1/11/10
VHAYES

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
01/11/2010

PRODUCER (407)788-3000 FAX (407)788-7933
Insurance Office of America, Inc.
P.O. Box 162207
Altamonte Springs, FL 32716-2207

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

NAIC #

INSURER A: Essex Ins Co

39020

INSURER B:

INSURER C:

INSURER D:

INSURER E:

INSURED Fire Training Officers of The Palm Beaches, LLC
10500 N Military Trail
Palm Beach Gardens, FL 33410

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR ADD'L LTR INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	TBD	02/08/2010	02/13/2010	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 50,000 MED EXP (Any one person) \$ 1,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ INCLUDED
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$ OTHER THAN AUTO ONLY: EA ACC \$ AGG \$
	EXCESS/UMBRELLA LIABILITY <input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$				EACH OCCURRENCE \$ AGGREGATE \$ \$ \$ \$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				WC STATU-TORY LIMITS OTH-ER E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
	OTHER				

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Palm Beach County Board of County Commissioners is added as an additional insured as respects to General Liability

CERTIFICATE HOLDER

Palm Beach County Board of County Commissione
301 N. Olive Avenue
West Palm Beach, FL 33401

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Mark Manfre/ALVARM



IMPORTANT

If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

The Certificate of Insurance on the reverse side of this form does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

INSTRUCTOR RELEASE, INDEMNIFICATION AND ASSUMPTION OF RISKS AGREEMENT
FOR HIGH-RISK FIRE-RESCUE TRAINING

EXHIBIT G

At the Palm Beach County Fire-Rescue Regional Training Center



Instructor's Name (Print): _____ Course Sponsor _____
Florida Instructor Certification #: _____ Phone #: _____ Email Address: _____
Course Title: _____ Course Date(s): _____

I enter into this Agreement as a condition of, and in consideration for, being permitted to participate as an instructor in one or more high-risk fire-rescue training classes, activities or events (the "Training") at the Palm Beach County Fire-Rescue Regional Training Center, located at the Herman W. Brice Fire-Rescue Complex, 405 Pike Road, West Palm Beach, Florida (the "Facility").

The Training involves high-risk fire-rescue activities, which may include, but are not limited to, the following: live fire evolutions, exposure to high heat, working with power tools, confined space, elevated victim rescue, and water rescue. My participation as an instructor in the Training will involve difficult, strenuous and dangerous physical activities to be undertaken by me. I am fully qualified and certified as necessary to be an instructor for the above named course(s), including being certified as an instructor by the Florida Bureau of Fire Standards and Training to conduct training and education classes for fire service personnel. I am familiar with the type of activities involved with the Training. I am currently medically and physically fit to engage in such activities, and am not aware of any condition that might make me unfit to engage in such activities. I shall not participate in the Training unless I am fit to do so at the time of said Training.

I shall supply my own personal protective gear, which meets NFPA standards and has been properly fit-tested. The County reserves the right to perform a safety inspection on my gear, but assumes no responsibility relating to my gear. The County may rent a self-contained breathing apparatus to instructors at an additional cost. I shall assure I am properly hydrated before and during each class. The Training is subject to the rules in the Regional Training Center Procedures Manual and any other rules identified by the County.

The County shall not be responsible for any wages, salary, workers' compensation, disability benefits, or other compensation, remuneration or benefits to me relating to this Training. I shall not be deemed to be an employee or volunteer of the County for any purpose relating to this Training. If I am otherwise an employee or volunteer of the County, then my participation as an instructor in the Training is voluntary and off duty, not directly related to my current position with the County, and not undertaken for the benefit of, or required by, the County. I am performing instructor services for a separate and independent employer, and shall not perform any productive work for the County during the Training.

Release and Indemnification: I shall, and hereby do, release, hold harmless, indemnify and agree not to sue the County from and for any and all claims, liabilities, damages of any kind, attorney's fees, costs and causes of action of any nature whatsoever, foreseen or unforeseen, now existing or hereafter accruing, including but not limited to personal injury, illness, death and property damage, which arise directly or indirectly from my participation in, attendance at and/or observation of the Training, whether caused, in whole or in part, by me, any other instructor, student, invitee, or third-party, or by the County based on premise liability, strict liability or negligence of any kind, including but not limited to the County's maintenance, operation, supervision, instruction and/or emergency response at, of, or relating to, the Training or the Facility, or by any other cause whatsoever.

Assumption of Risks: The Training will involve hazardous, high-risk fire-rescue activities. The nature of the Training and the buildings, props, equipment and materials at the Facility will expose me to inherent dangers and risks. Unanticipated dangers may arise given the fast-paced, high-stress and dynamic nature of such fire-rescue activities. Unintentional negligent mistakes may be made by the County, instructors, supervisors or students during the Training. The risks to me include, but are not limited to, personal injury, illness, death and property damage. I understand, accept, and expressly assume in full these and all other risks relating to the Training and/or the Facility, whether known or unknown, inherent or not inherent, anticipated or unanticipated. The County shall not be responsible for any such injury, illness, death or property damage.

This Agreement is intended to be a complete release and indemnification in favor of the County to the greatest extent allowed by law, and I am knowingly giving up substantial rights. Any reference to the "County" in this Agreement shall mean Palm Beach County, Florida, its officers, employees, agents, representatives and contract instructors, in both their official and personal capacities, and their respective heirs, successors and assigns. I am legally competent to sign this Agreement. This Agreement shall be binding on me and my heirs, assigns, executors, legal representatives and anyone else claiming through me. If any provision of this Agreement is held invalid, the remaining provisions of this Agreement shall remain in full legal force and effect. This Agreement shall survive after the Training and the Training course dates. This Agreement shall be governed by the laws of Florida. Any and all legal action necessary to enforce this Agreement shall be held in Palm Beach County, Florida. **I HAVE READ THIS AGREEMENT IN ITS ENTIRETY, UNDERSTAND ITS TERMS, AND SIGN IT FREELY AND VOLUNTARILY. I HEREBY AFFIRM, STIPULATE, REPRESENT, WARRANT AND AGREE TO ALL THE STATEMENTS, TERMS AND CONDITIONS CONTAINED IN THIS AGREEMENT.**

INSTRUCTOR: _____ Address: _____
Name (Print)

Signature Date

Witness: _____ **Witness:** _____

For County Use: Has this Agreement been completed in full, and signed by the Instructor and 2 witnesses? _____