

PALM BEACH COUNTY  
BOARD OF COUNTY COMMISSIONERS

AGENDA ITEM SUMMARY

Meeting Date: August 15, 2017

☒ Consent ☐ Regular  
☐ Workshop ☐ Public Hearing

Department:

Submitted By: Department of Airports

Submitted For:

I. EXECUTIVE BRIEF

**Motion and Title:** Staff recommends motion to receive and file: License Agreement with The Weitz Company, LLC, commencing July 15, 2017, expiring on August 31, 2017, and automatically renewing on a month-to-month basis thereafter but not beyond September 30, 2019, providing for the use of 271 square feet of office space in the terminal associated with managing various terminal projects at the Palm Beach International Airport without charge.

**Summary:** Delegation of authority for execution of the standard County agreements above was approved by the BCC in R-2007-2070. Countywide (AH)

**Background and Justification:** N/A

**Attachments:** One (1) License Agreement

LB

Recommended By:

Department Director

7/15/17  
Date

SB

Approved By:

County Administrator

7/18/17  
Date



## II. FISCAL IMPACT ANALYSIS

### A. Five Year Summary of Fiscal Impact:

| Fiscal Years                               | <u>2017</u>  | <u>2018</u>  | <u>2019</u>  | <u>2020</u>  | <u>2021</u>  |
|--|--|--------------|--------------|--------------|--------------|
| Capital Expenditures                       | _____  | _____        | _____        | _____        | _____        |
| Operating Costs                            | _____  | _____        | _____        | _____        | _____        |
| Operating Revenues                         | _____  | _____        | _____        | _____        | _____        |
| Program Income (County)                    | _____  | _____        | _____        | _____        | _____        |
| In-Kind Match (County)                     | _____  | _____        | _____        | _____        | _____        |
| NET FISCAL IMPACT *                        | <u>\$-0-</u>   | <u>\$-0-</u> | <u>\$-0-</u> | <u>\$-0-</u> | <u>\$-0-</u> |
| # ADDITIONAL FTE<br>POSITIONS (Cumulative) | _____  | _____        | _____        | _____        | _____        |
| Is Item Included in Current Budget?        | Yes _____ No <u>X</u> _____                          |              |              |              |              |
| Budget Account No:                         | Fund _____ Department _____ Unit _____ RSource _____ |              |              |              |              |
| Reporting Category                         | _____  |              |              |              |              |

### B. Recommended Sources of Funds/Summary of Fiscal Impact:

\* There is no fiscal impact as the License Agreement is without charge.

C. Departmental Fiscal Review: *CM Simon*

## III. REVIEW COMMENTS

### A. OFMB Fiscal and/or Contract Development and Control Comments:

*[Signature]* 7/12/17  
OFMB EA 7/11

*[Signature]* 7/13/17  
Contract Dev. and Control

### B. Legal Sufficiency:

*Anne Deland* 7-14-17  
Assistant County Attorney

### C. Other Department Review:

\_\_\_\_\_  
Department Director

REVISED 9/03  
ADM FORM 01  
(THIS SUMMARY IS NOT TO BE USED AS A BASIS FOR PAYMENT)



ITS

Log out

STATUS BY PROJECT

AM BEST

CANCELLED

INSURED

COMPLIANT

NON-COMPLIA

COVERAGES

SUMMARY PROBLEMS

EXPIRATION

SPECIAL ISSUES

MISSING POLICI

Dashboard

Select a Project

Add a Contract

Locate a Contract

Summary of Contr

Connect to ITS Live Support

<

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### Summary of Certificates

This report displays detailed Certificate of Insurance information for a selected Insured. Any items shown in red are deficient.

Thursday, June 29, 2017

Simple View

Certificate Images

Documents

Insured: The Weitz Company, LLC

Insured ID: PBI-WE-17-01

Status: Compliant

ITS Account Number: PLC2735

Project(s): Palm Beach County - Airport Properties

| Insurance Policy                                | Required        | Provided              | Override |
|---|-----------------|-----------------------|----------|
| <u>General Liability</u>                        |                 |                       |          |
| Expiration: 6/1/2018                            |                 |                       |          |
| General Aggregate:                              | \$1,000,000     | \$4,000,000           |          |
| Products - Completed Operations Aggregate:      | \$1,000,000     | \$4,000,000           |          |
| Personal And Advertising Injury:                | \$1,000,000     | \$2,000,000           |          |
| Each Occurrence:                                | \$1,000,000     | \$2,000,000           |          |
| Fire Damage:                                    | \$0             | \$0                   |          |
| Medical Expense:                                | \$0             | \$0                   |          |
| <u>Automobile Liability</u>                     |                 |                       |          |
| Expiration: 6/1/2018                            |                 |                       |          |
|   | All Owned Autos | Any Auto not provided | X        |
|   | Hired Autos     | not provided          | X        |
|   | Non-Owned Autos | not provided          | X        |
| Combined Single Limit:                          | \$5,000,000     | \$2,000,000           | X        |
| <u>Excess/Umbrella Liability</u>                |                 |                       |          |
| Expiration: 6/1/2018                            |                 |                       |          |
| Each Occurrence:                                | \$0             | \$10,000,000          |          |
| Aggregate Limit:                                | \$0             | \$10,000,000          |          |
| <u>Workers Compensation/Employers Liability</u> |                 |                       |          |
| Expiration: 6/1/2018                            |                 |                       |          |
|   | WC Stat. Limits | WC Stat. Limits       |          |

#### Notifications

There were no deficiency letters issued.

Do you have an updated Certificate? Click the button below to submit a Certificate.

Certificate Submittal

Certified Copy of Resolutions of the Board of Managers of  
THE WEITZ COMPANY, LLC

I hereby certify that:


1. I am the duly qualified General Counsel and Secretary of The Weitz Company, LLC (the "Company").
2. The following resolutions are a full, true and correct copy of resolutions duly adopted by the Board of Managers of the Company and said resolutions have not been revoked or amended and are in full force and effect:

"RESOLVED, that the following named individual is hereby authorized to execute and deliver, on behalf of the Company, any agreement, document, certificate and/or instrument on behalf of the Company, including without limitation any loan and/or related agreements, bonds, guarantees and other financial commitments and documents, which he in his discretion approves, such individual being separately and independently authorized to so act without the concurrence or joinder in such action by any other authorized Company representative:

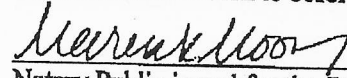
Jim Wells, Vice President  
Dennis Gallagher, Executive Vice President

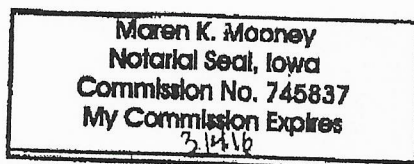
RESOLVED FURTHER, that any such agreement, document, certificate and/or other instrument executed and delivered by such above-named authorized Company representative in the name of the Company shall be binding upon the Company without further action."

Dated this 1<sup>st</sup> day of May 2013.

  
David S. Strutt, General Counsel, Secretary

Subscribed and sworn to before me this 1<sup>st</sup> day of May 2013.

  
Notary Public in and for the State of Iowa  
My Commission expires: 3.14.16





## LICENSE AGREEMENT

**THIS LICENSE AGREEMENT** (this "Agreement") made and entered into this        day of JUN 22 2017 2017, by and between Palm Beach County, a political subdivision of the State of Florida, ("County") The Weitz Company, LLC, an Iowa limited liability company, whose principal place of business is located at 5901 Thornton Avenue, Des Moines, IA 50321 ("Licensee").

### WITNESSETH:

**WHEREAS**, County, by and through its Department of Airports (the "Department"), is the owner and operator of the Palm Beach International Airport (the "Airport"); and

**WHEREAS**, County is the owner of certain real property at the Airport; and

**WHEREAS**, Licensee provides services to County in accordance with one or more agreements, including, but not limited to, County's Project for Terminal Services (PB12-14) dated June 4, 2013 (R2013-064) (collectively, the "Projects"); and

**WHEREAS**, Licensee requires space within the Airport for managing, storing, and staging of work associated with the Projects; and

**WHEREAS**, by providing space within the Airport to Licensee, County will avoid costs that would otherwise be incurred in connection with the Projects; and

**WHEREAS**, County is willing to grant Licensee a revocable license to use the Property for the purposes hereinafter defined.

**NOW THEREFORE**, in consideration of the covenants and agreements hereinafter set forth on the part of the Licensee to be observed and performed, the County hereby grants the Licensee a non-exclusive, revocable license to use the Property (as hereinafter defined) upon the following terms and conditions:

### **ARTICLE 1 BASIC PROVISIONS**

1.01 Recitals. The foregoing recitals are true and correct and incorporated herein.

1.02 Property. The Property, which is the subject of this Agreement, is more particularly identified in Exhibit "A", attached hereto and incorporated herein, and other areas on the Airport as may be expressly approved, and considered added to the provisions of this Agreement in writing by the Department (collectively, the "Property"). County may suspend, modify or revoke any prior approval to use the Property, in whole or in part, upon written notice to Licensee.

### **ARTICLE 2 LENGTH OF TERM AND COMMENCEMENT DATE**

The term of this Agreement shall commence on July 15, 2017 (the "Commencement Date") and expire on August 31, 2017 (the "Initial Term"), unless terminated earlier as provided for herein. This Agreement shall be automatically renewed for one (1) month intervals (beginning on the first day of each month) thereafter (the "Renewal Term"), unless terminated earlier as provided for herein. Provided, however, that no Renewal Term shall extend beyond September 30, 2019, and further provided that either party may elect to not renew this Agreement upon providing no less than fifteen (15) days advance written notice to the other party prior to the expiration of the then current term. The Initial Term and Renewal Term shall be collectively referred to as the "Term".



**ARTICLE 3  
LICENSE FEE**

3.01 License Fee. There shall be no payment of a license fee to County by Licensee for use of the Property, in consideration of Licensee's services provided to County in connection with the Projects.

**ARTICLE 4  
CONDUCT OF BUSINESS AND USE OF PROPERTY BY LICENSEE**

4.01 Use of Property. Licensee shall use the Property solely and exclusively for management, storing, and staging of work associated with County Projects at the Airport. Licensee shall not store chemicals or hazardous materials of any type on the Property.

4.02 Improvements. Licensee shall make no improvements, alterations or additions to the Property whatsoever, without the prior written consent of the Department, which may be granted or withheld in the Department's sole and absolute discretion.

4.03 Condition of Property. Licensee accepts the Property in its "As is", "Where is" condition as of the Commencement Date. Licensee further acknowledges that County has not made any warranties or representations of any nature whatsoever regarding the Property including, but not limited to, any warranties or representations relating to the physical condition of the Property or any improvements located therein, or the suitability of the Property or any improvements for the Licensee's intended use.

4.04 Waste or Nuisance. Licensee shall not commit or suffer to be committed any waste upon the Property or any nuisance or other act or thing which may result in damage or depreciation of value of the Property.

4.05 Compliance with Laws. 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 pertaining to Licensee or its use of the Property, including all applicable zoning, building and fire laws and regulations. Licensee acknowledges and agrees that County has made no representations whatsoever regarding Licensee's ability to use the Property for the purposes set forth in this Agreement. Licensee shall ensure that its invitees, guests and any all other persons entering the Property with or without Licensee's consent or knowledge comply with all applicable laws on the Property. Licensee shall indemnify, defend and save County harmless from any and all penalties, fines, costs, expenses, suits, claims, or damages resulting from Licensee's failure to perform its obligations specified in this Section. The foregoing indemnification agreement shall survive the expiration or earlier termination of this Agreement.

4.06 Non-Discrimination.

A. Non-Discrimination in County Contracts. Licensee warrants and represents to County that all of its employees are treated equally during employment without regard to race, color, national origin, religion, ancestry, sex, age, familial status, marital status, sexual orientation, gender identity and expression, disability, or genetic information. Licensee has submitted to County a copy of its non-discrimination policy, which is consistent with the above, as contained in Resolution R-2014-1421, as may be amended, or in the alternative, if Licensee does not have a written non-discrimination policy, it has acknowledged through a signed statement provided to County affirming their non-discrimination policy conforms to R-2014-1421, as may be amended.

B. Federal Non-Discrimination Covenants.

1. Licensee, for its heirs, personal representatives, successors in interest, and assigns, as a part of the consideration hereof, does



hereby covenant and agree as a covenant running with the land that:

- a. In the event facilities are constructed, maintained, or otherwise operated on the Property for a purpose for which a Federal Aviation Administration activity, facility, or program is extended or for another purpose involving the provision of similar services or benefits, Licensee will maintain and operate such facilities and services in compliance with all requirements imposed by the nondiscrimination acts and regulations listed in the Nondiscrimination Authorities (as hereinafter defined), as may be amended, such that no person on the grounds of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities.
  - b. No person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of County property, including, but not limited to, the Property.
  - c. In the construction of any improvements on, over, or under the Property and the furnishing of services thereon, no person on the ground of race, color, or national origin, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination.
  - d. Licensee will use the Property in compliance with all other requirements imposed by or pursuant to the Nondiscrimination Authorities.
2. In the event of breach of any of the above nondiscrimination covenants, County shall have the right to terminate this License and to enter, re-enter, and repossess the Property, and hold the same as if this License had never been made or issued.
  3. For purposes of this Article, the term "Non-Discrimination Authorities" includes, but is not limited to, the non-discrimination statutes, regulations and authorities listed in Appendix "E" of Appendix "4" of FAA Order 1400.11, Non-discrimination in Federally-Assisted Programs at the Federal Aviation Administration, as may be amended.

4.07 Surrender of Property. Upon expiration or earlier termination of Licensee's license to use the Property, Licensee, at its sole cost and expense, shall surrender the Property to the County in at least the same condition as the Property was in as of the Commencement Date of this Agreement.

4.08 County's Right to Enter. County shall have the right to enter the Property at any time, without notice, for any purpose whatsoever. County agrees to exercise reasonable efforts to minimize interference with or disruption of Licensee's operations on the Property; 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 must take place within the Property during Licensee's operating hours, which will disrupt or interfere with the Licensee's operations, County will endeavor to provide prior notice to Licensee. The notice requirements provided under Section 10.04 shall not apply to this Section.



**ARTICLE 5**  
**REPAIRS AND MAINTENANCE OF PROPERTY/SECURITY**

5.01 Repairs & Maintenance. County shall not be obligated or required to make or conduct any maintenance or repairs whatsoever to the Property. All portions of the Property and all improvements erected on the Property shall be kept in good repair and condition by Licensee. Licensee shall maintain the Property free of trash and debris. Upon expiration or earlier termination of this Agreement, Licensee shall deliver the Property to County in good repair and condition as specified herein, free of all improvements constructed by Licensee, if any. In the event of any damage to the Property, County may complete the necessary repairs or maintenance of the Property and Licensee shall reimburse County for all expenses incurred by County in doing so, plus a twenty five percent (25%) overhead, within fifteen (15) days after written request for reimbursement from County.

5.02 Security. Licensee acknowledges and accepts full responsibility for the security and protection of the Property and any and all personal property and improvements now existing or hereafter placed on or installed in or upon the Property, and for the prevention of unauthorized access to the Property. Licensee fully understands that the police security protection provided by County is limited to that provided to any other business situated in Palm Beach County by the Palm Beach County Sheriff's Office and expressly acknowledges that any special security measures deemed necessary or desirable for additional protection of the Property, shall be the sole responsibility of Licensee and shall involve no additional cost to County.

**ARTICLE 6**  
**INSURANCE**

6.01 Maintenance of Insurance. Licensee agrees to maintain, on a primary basis and at its sole expense, at all times during the Term of this Agreement, and any extension thereof, the insurance coverages and limits set forth in Exhibit "B", attached hereto and incorporated herein. The requirements contained herein, as well as County's review or acceptance of insurance maintained by Licensee is not intended to and shall not in any manner limit or qualify the liabilities or obligations assumed by Licensee under this Agreement.

**ARTICLE 7**  
**INDEMNIFICATION**

Licensee shall indemnify, defend and save County harmless from and against any and all claims, actions, damages, liability and expense in connection with: (i) loss of life, personal injury and/or damage to or destruction of property arising from or out of any occurrence in, upon or at the Property; (ii) the occupancy or use by Licensee of the Property or any part thereof; or (iii) any act or omission of Licensee, its agents, contractors, employees or invitees. In the event the County is made a party to any litigation commenced against Licensee or by Licensee against any third party, then Licensee shall protect and hold County harmless and pay all costs and attorney's fees incurred by County in connection with such litigation, and any appeals thereof. Licensee recognizes the broad nature of this indemnification provision and specifically acknowledges the receipt of good and value separate consideration in support thereof. This provision shall survive expiration or earlier termination of this Agreement.

**ARTICLE 8**  
**ASSIGNMENT**

Licensee may not assign, sublet or rent any portion of the Property.

**ARTICLE 9**  
**REVOCATION OF LICENSE/DEFAULT**

9.01 Revocation of License. Notwithstanding any provision of this Agreement to the contrary, the rights granted to Licensee hereunder amount only to a non-exclusive



license to use the Property, which license is expressly revocable by County for any reason whatsoever upon notice to Licensee. Upon notice from County of the revocation of the license granted hereby, this Agreement shall terminate and County shall be relieved of all further obligations hereunder accruing subsequent to the date of such termination.

9.02 Termination for Convenience by Licensee. Licensee may terminate this Agreement for convenience upon five (5) days prior written notice to County, whereupon the parties shall be relieved of all further obligations hereunder with the exception of those obligations accruing prior to the date of such termination and those obligations which expressly survive termination of this Agreement.

9.03 Default. Failure to perform or observe any of the agreements, covenants or conditions contained in this Agreement to be performed or observed by such party upon five (5) days prior written notice shall constitute a default of this Agreement.

## **ARTICLE 10 MISCELLANEOUS**

10.01 Subordination to Bond Resolution. This Agreement and all rights granted to Licensee hereunder are expressly subordinated and subject to the lien and provisions of the pledge, transfer, hypothecation or assignment made by County in the Palm Beach County Airport System Revenue Bond Resolution dated April 3, 1984 (R-84-427), as amended and supplemented (the "Bond Resolution"), and County and Licensee agree that to the extent permitted by authorizing legislation, the holders of the Bonds or their designated representatives shall exercise any and all rights of County hereunder to the extent such possession, enjoyment and exercise are necessary to insure compliance by Licensee and County with the terms and provisions of this Agreement and Bond Resolution.

10.02 Subordination to State/Federal Agreements. This Agreement shall be subject and subordinate to all the terms and conditions of any instrument and documents under which the County acquired the land or improvements thereon, of which the Property are a part, and shall be given only such effect as will not conflict with nor be inconsistent with such terms and conditions. Licensee understands and agrees that this Agreement shall be subordinate to the provisions of any existing or future agreement between County and the United States of America, the State of Florida or any of their respective agencies, relative to the operation or maintenance of the Airport, the execution of which has been or may be required as a condition precedent to the expenditure of federal funds for the development of the Airport.

10.03 Entire Agreement. This Agreement and any Exhibits attached hereto and forming a part thereof as if fully set forth herein, constitute all agreements, conditions and understandings between County and Licensee concerning the Property. All representations, either oral or written, shall be deemed to be merged into this Agreement. Except as herein otherwise provided, no subsequent alteration, waiver, change or addition to this Agreement shall be binding upon County or Licensee unless reduced to writing and signed by them.

10.04 Notices. All notices and elections (collectively, "notices") to be given or delivered by or to any party hereunder, shall be in writing and shall be (as elected by the party giving such notice) hand delivered by messenger, courier service or overnight mail, telecopied or faxed (provided in each case a receipt is obtained), or alternatively shall be sent by United States Certified Mail, with Return Receipt Requested. The effective date of any notice shall be the date of delivery of the notice if by personal delivery, courier services or overnight mail, or on the date of transmission with confirmed answer back if by telecopier or fax if transmitted before 5PM on a business day and on the next business day if transmitted after 5PM or on a non-business day, or if mailed, upon the date which the return receipt is signed or delivery is refused or the notice designated by the postal authorities as non-deliverable, as the case may be. The parties hereby designate the following addresses as the addresses to which notices may be delivered, and delivery to such addresses shall constitute binding notice given to such party:

(a) If to the County at:

Palm Beach County Department of Airports  
846 Palm Beach International Airport  
West Palm Beach, FL 33406-1470  
Attn: Deputy Director, Airports Business Affairs  
Fax: (561) 471-7427

(b) If to the Licensee at:

The Weitz Company, LLC  
Attn: Chuck Congdon  
1720 Centrepark Drive East  
West Palm Beach, FL 33401  
Email: [chuck.congdon@weitz.com](mailto:chuck.congdon@weitz.com)

Either party may from time to time change the address to which notice under this Agreement shall be given such party, upon three (3) days prior written notice to the other party.

10.05 Recording. Licensee shall not record this Agreement or any memorandum or short form thereof.

10.06 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 Agreement.

10.07 Governing Law and Venue. This Agreement shall be governed by and interpreted according to the laws of the State of Florida and venue shall be in Palm Beach County.

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

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

10.10 Severability. In the event that any section, paragraph, sentence, clause or provision of this Agreement is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect.

10.11 Waiver. No waiver of any provision of this 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.

10.12 Inspector General. Palm Beach County has established the Office of the Inspector General in Palm Beach County Code, Section 2-421 - 2-440, as may be amended. The Inspector General's authority includes but is not limited to the power to review past, present and proposed County contracts, transactions, accounts and records, to require the production of records, and to audit, investigate, monitor, and inspect the activities of the Licensee, its officers, agents, employees and lobbyists in order to ensure compliance with contract requirements and detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be in violation of Palm Beach County Code, Section 2-421 - 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.




10.13 No Third Party Beneficiaries. No provision of this Agreement 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 Agreement, including but not limited to any citizen or employees of County and/or Licensee.

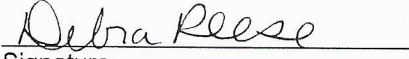
10.14 Effective Date. This Agreement shall become effective when executed by the parties hereto.

(REMAINDER OF PAGE INTENTIONALLY LEFT BLANK)

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

WITNESSES:

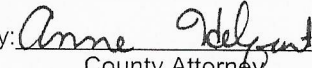
  
Signature  
Jeffrey S. Bolton  
Typed or Printed Name

  
Signature  
Debra Reese  
Typed or Printed Name


PALM BEACH COUNTY, FLORIDA,  
A POLITICAL SUBDIVISION OF THE  
STATE OF FLORIDA

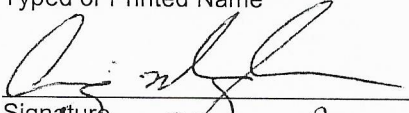
By:   
Director, Department of Airports

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY

By:   
County Attorney

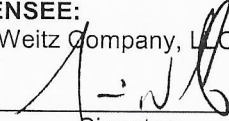
WITNESSES:

  
Signature  
Diane M. Crook  
Typed or Printed Name

  
Signature  
Craig Monaghan  
Typed or Printed Name

LICENSEE:

The Weitz Company, LLC

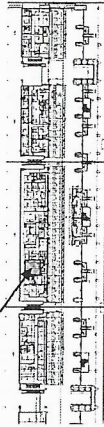
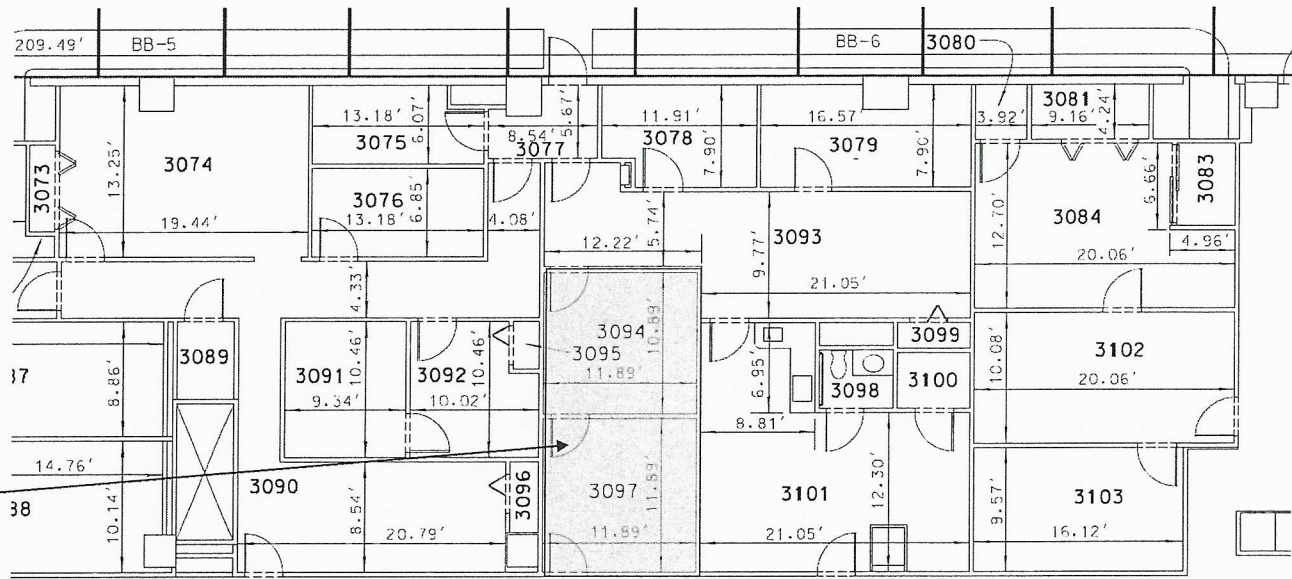
By:   
Signature  
JIM WEISS  
Typed or Printed Name

Title: EXEC. VICE PRESIDENT

(Seal)



EXHIBIT "A"  
THE PROPERTY



Approximate Location

271 sf of Ticket Office Space

**EXHIBIT "B"**  
**INSURANCE**

Commercial General Liability. Licensee shall maintain Commercial General Liability Insurance at a limit of liability of not less than One Million Dollars (\$1,000,000) each occurrence. Coverage shall not contain any endorsement(s) excluding or limiting Premises/Operations, Damage to Rented Property, Personal Injury, Product/Completed Operations, Contractual Liability, Severability of Interests or Cross Liability. Coverage shall be provided on a primary basis.

Business Automobile Liability. Licensee shall maintain Business Automobile Liability Insurance at a limit of liability of not less than Five Million Dollars (\$5,000,000) each occurrence. Coverage shall include liability for Owned, Non-Owned & Hired automobiles. In the event the 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 Commercial General Liability policy or separate Business Auto Liability policy. Coverage shall be provided on a primary basis.

Worker's Compensation & Employers Liability. Licensee shall maintain Worker's Compensation & Employers Liability in accordance with Chapter 440, Florida Statutes, and Federal law. This coverage shall be provided on a primary basis.

Additional Insured. Licensee shall endorse the County as an Additional Insured with a "CG026 Additional Insured - Designated Person or Organization" endorsement to the Commercial General Liability policy. The additional insured endorsement shall read: "Palm Beach County Board of County Commissioners, a Political Subdivision of the State of Florida, its Officers, and Employees, c/o Insurance Tracking Services, Inc., P.O. Box 20270, Long Beach, CA 90801", or as otherwise approved or modified by County. Coverage shall be provided on a primary basis.

Waiver of Subrogation. Licensee agrees by entering into this Agreement to a Waiver of Subrogation for each policy required herein. When required by the insurer, or should a policy condition not permit Licensee to enter into any pre-loss agreement to waive subrogation without an endorsement, then Licensee agrees to notify the insurer and request the policy be endorsed with a Waiver of Transfer of Rights of Recovery Against Others, or its equivalent. This Waiver of Subrogation requirement shall not apply to any policy, which includes a condition specifically prohibiting such an endorsement, or voids coverage should Licensee enter into such an agreement on a pre-loss basis.

Certificate(s) of Insurance. Licensee shall provide the County with Certificate(s) of Insurance evidencing that all coverages, limits and endorsements required herein are maintained and in full force and effect. The Certificate(s) of Insurance shall include a minimum thirty (30) day endeavor to notify due to cancellation (ten (10) days for nonpayment of a premium) or non-renewal of coverage. The Certificate Holder address shall read: "Palm Beach County Board of County Commissioners, a Political Subdivision of the State of Florida, its Officers, and Employees, c/o Insurance Tracking Services, Inc., P.O. Box 20270, Long Beach, CA 90801", or as otherwise approved or modified by County.