

LICENSE AGREEMENT

THIS LICENSE AGREEMENT made this day by and between the CITY OF CAMAS, a municipal corporation organized and existing under the laws of the State of Washington, hereinafter called "Licensor" and CAMAS/WASHOUGAL WILDLIFE LEAGUE, a Washington non-profit corporation authorized to engage in business and engaged in business in the State of Washington, hereinafter called "Licensee".

WITNESSETH:

Section 1. PREMISES: In consideration of the performance by Licensee of the covenants and obligations hereinafter provided to be kept and performed by Licensee, the Licensor does hereby grant to the Licensee a license to use and occupy the real property, located in Clark County, Washington, which is described in Exhibit "A", attached hereto and incorporated by reference herein.

Section 2. TERM: This License Agreement shall permit the use of the premises described beginning as of the date of closing according to the terms of the Real Estate Transfer Agreement, or March 1, 2019, whichever is sooner, and ending six (6) years after the date of closing or unless earlier in accordance with the terms set forth in Exhibits B and C to the Real Estate Transfer Agreement.

Section 3. USE OF PREMISES: Licensee covenants and agrees to use the licensed premises solely and exclusively for the following purposes: Licensee shall continue to have access and use of the club house located upon the premises and shall be solely responsible for basic maintenance and upkeep of the facility. Any major capital repairs such as roof replacement shall be the responsibility of Licensor, in its sole discretion. Use of the premises shall be limited to the shooting schedule currently utilized by Licensee, to wit: the second and fourth Sundays of each month, and only within the area designated as the north range, and no other location. Licensee covenants not to permit waste and to conform to and abide by all lawful rules, laws and regulations in connection with the use of the premises, and Licensee's activities thereon, and not to permit said

premises to be used in violation of any lawful rule, law regulation or other authority, and only for the purposes specified in this agreement.

Section 4. INDEMNITY: Licensee shall indemnify and save Licensor harmless from and against any and all liability, claims, damage, penalties, or judgments arising from any loss, injury, death or damage to person or property sustained by any person in and about the premises, during the term of this Agreement, resulting from the act or omission of Licensee, Licensee's officers, agents, employees, and contractors, or of any occupant, visitor or user of any part of the premises. Licensee shall pay all attorney's fees and other expenses incurred by Licensor in defending any and all suits which may be brought against Licensor or in which Licensor may be impleaded with others upon any of the aforementioned matters. Licensor shall not be responsible for or liable for any damage or injury to any person or to any property, on or about the premises during the dates specified, except for damage or injury resulting from Licensor's negligence or willful or illegal conduct, and Licensee agrees to waive all claims, and to hold Licensor harmless from any such liability, asserted by any person, notwithstanding that joint or concurrent liability may be imposed upon Licensor by statute or court decision.

Section 5. CONDITION OF PREMISES: Licensee acknowledges that it has had full opportunity to inspect the licensed premises, and accepts them in their present condition, and acknowledges that the Licensor has made no representations concerning their present condition, or the condition of any improvements on the premises, nor any representations regarding the fitness of the premises for the use contemplated by the Licensee. Licensee releases Licensor from all claims which may arise resulting from the condition of the premises, or its fitness for the uses contemplated by the Licensee.

Section 6. PERMITS: Licensee shall be solely responsible for obtaining any necessary

permits for the activities contemplated during the term of this License Agreement.

Section 7. CARETAKER: The current caretaker will remain on the premises in order to maintain a presence on the premises and to deter trespassing and vandalism. Licensee shall continue maintenance and remain solely responsible for the caretaker trailer. Licensee shall timely provide all notices as required by law to terminate any tenancy rights of the caretaker prior to the termination of this License and shall assume all costs and attorney's fees relating to the same. Under no circumstances shall any caretaker be entitled to any relocation assistance or recovery for any value of said trailer, and Licensee shall indemnify and hold Licensors harmless from any claims thereto. Any trailer located upon the premises shall be the sole responsibility of Licensee during the term of this Agreement. At the conclusion of this License the trailer shall be removed at the cost of Licensors.

Section 8. INSURANCE: Licensee's required insurance shall be as follows: General Liability insurance shall be at least as broad as Insurance Services Office (ISO) occurrence form CG 00 01 covering premises, operations, products-completed operations and contractual liability. Licensors shall be named as an additional insured on Licensee's General Liability insurance policy, using ISO Additional Insured-Managers or Lessors of Premises Form CG 20 11 or an endorsement providing at least as broad coverage. The General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate. The Licensee has provided a declarations page of the commercial general liability insurance policy currently in place (see Exhibit "B"), which satisfies the terms of this section.

IN WITNESS WHEREOF, the parties hereto have cause this License Agreement to be executed by the duly authorized officials this 13th day of JULY, 2018.

CITY OF CAMAS

CAMAS/WASHOUGAL WILDLIFE
LEAGUE

By: Peter Capen
Title: CITY ADMINISTRATION

By: Timothy J. Thront
Title: President

COMMERCIAL GENERAL LIABILITY COVERAGE PART DECLARATIONS				
LIMITS OF INSURANCE				
General Aggregate Limit (Other Than Products - Completed Operations)		\$ 2,000,000		
Products - Completed Operations Aggregate Limit		\$ 2,000,000		
Personal and Advertising Injury Limit		\$ 1,000,000	Any One Person or Organization	
Each Occurrence Limit		\$ 1,000,000		
Damage to Premises Rented to You Limit		\$ 300,000	Any One Premises	
Medical Expense Limit		\$ 5,000	Any One Person	
LOCATION OF PREMISES (Location of All Premises You Own, Rent or Occupy)				
101	10 acres Clark County, WA 98607			
PREMIUM				
Classification	Code No.	Premium Basis/ # of Club Members	Advance Premium	
Club	48610	63	\$511.00	Prod /Comm Ops
Additional Insureds		0	\$0.00	Included
FORMS AND ENDORSEMENTS APPLICABLE TO YOUR COVERAGE UNDER THE MASTER POLICY. THE FOLLOWING FORMS AND ENDORSEMENTS ARE MADE PART OF THE MASTER POLICY EFFECTIVE ON THE INCEPTION DATE.				
Form Number	Title			
LRS 8002 NRA	08 09	Master Policy Notice of Insurance General Liability Coverage Part Declarations		
LRS CG0001C NRA	07 15	Commercial General Liability Coverage Form For NRA Affiliated Entities Gun/Hunt Clubs		
LMA5219	01 15	U.S. Terrorism Risk Insurance Act of 2002 as amended Not Purchased Clause		
LRS 1927 NRA	07 15	Designated Additional Insured Endorsement		
CG2101	07 98	Exclusion - All Hazards in Connection With Designated Premises		
LRS CG2903	07 15	Combination Endorsement B		
LRS CG009	04 06	Fully Earned Minimum Premium Endorsement		
CGL2199	10 11	Exclusion - Malicious Use of Biological or Poisonous Chemical Materials		
LMA3100	15 Sept 2010	Sanction Limitation and Exclusion Clause		
LMA5021	14/09/2005	Applicable Law		
LRS IL0001 NRA	09 16	Service of Suit Clause		
Policy Holder Notices				
WA		Surplus Lines Warning Language		
LMA9104	01 15	Policyholder Disclosure Notice Of Terrorism Insurance Coverage		
PHNOTICE NB LRS	09 12	Policy Holder Notice - Explanation of A.M. Best Rating		
PHNOTICE GLS	03 06	Policy Holder Notice-Fully Earned Minimum Premium		
PHNCOI	02 11	Important Notice to Our Policyholders - Certificates of Insurance		

EXHIBIT B
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