

License

This agreement of license (the "License") is made this 2nd of January, 2018 between the Maryland Federation of Art ("MFA") and _____("Licensee").

1. **Premises.** The premises covered by this License is located at 18 State Circle, Annapolis, Maryland 21401 (the "Premises"). The Premises is limited to the second story of the building of which the Premises is a part. Licensee accepts the Premises in an "as-is" physical condition and MFA shall not be responsible for performing any work or other improvement to the Premises.
2. **Use.** The Licensee shall have the right to use the Premises during the License Term (as defined below) for purposes of a wedding or a reception for a maximum of 75 persons (the "Permitted Use") and for no other use. Licensee understands that it is responsible for making arrangements with any caterer, florist, rental company, or other service group retained in connection with the Permitted Use.

No open flame candles or other open flame warming devices may be used. Premises may not be used for any illegal activity.

3. **Term.** The term of this License shall commence at _____ and shall terminate at _____ ("License Term").
4. **License Fee:** The License Fee for the Premises for the License Term shall be \$400 for the first three hours, inclusive of set up and take down, and \$100 per subsequent hour paid as follows: \$150 (which shall be non-refundable) upon execution of this License by both parties and the remaining portion of the License Fee to be payable on or prior to the commencement of the License Term. In the event Licensee utilizes the Premises subsequent to the expiration of the License Term, Licensee shall be required to pay an additional \$50 per hour for any such use, which sum shall be payable upon demand by MFA.

- 5. **Permits:** Licensee shall be required to obtain all liquor and other permits which may be required by any governmental entity in connection with the Permitted Use and any activities related thereto.

- 6. **Maintenance:** Licensee shall maintain the Premises in good condition during the License Term and shall not permit guests or visitors to move or tamper with any art which may be located upon the Premises. Licensee shall clean the Premises and leave same, upon the expiration of the License Term, in the same condition as existed at the beginning of the License Term.

Licensee shall remove all trash from the premises.

- 7. **Indemnity.** Licensee shall indemnify and hold MFA harmless for injury or damage to persons or property (including art) occurring in or about the Premises during the License Term.

This License is made and executed as of the date first above written.

Licensee
 Signature _____
 Date _____

MFA
 Signature _____
 Date _____