

FOOD TRUCK LICENSE AGREEMENT

This Food Truck License Agreement ("Agreement") is made effective as of [Effective Date], by and between [Licensor's Full Legal Name], ("Licensor") and [Licensee's Full Legal Name], ("Licensee").

1. Premises:

Subject to the terms set forth herein, Licensor hereby grants to Licensee a license to use the designated space shown on Exhibit A ("Premises") located at [Address] in the building known as Kerns Bakery Food Hall ("Building"), solely for the purposes described below. This license is effective for the Term defined in Section 2.

2. Term:

This Agreement commences on the Effective Date and continues on a week-to-week basis, subject to termination as provided in Sections 3 and 4. Each week's license period will require separate booking, coordinated, and confirmed by the Licensee with Bridger Property Management.

3. Licensor Termination Right:

Licensor may terminate this Agreement at any time by providing Licensee with forty-eight (48) hours prior written notice.

4. Licensee Termination Right:

Licensee may terminate this Agreement at any time by providing Licensor with five (5) days prior written notice.

5. Rent and Fees:

Licensee shall pay rent equivalent to 10% of its sales generated from the Premises for food trucks and 8% for dessert trucks. Fees will be collected by Bridger Property managers or shift leads at the end of the parking shift—before 9:00 PM Sunday to Thursday, and 9:30 PM on Friday and Saturday.

Licensee is required to show gross sales during payment. Receipts will be emailed at the end of each week.

- Additional overnight parking fee: \$30 per night.
- Payment via card incurs an additional 0.5% fee to cover processing costs.

6. Use and Permit Requirements:

Licensee is granted the right to enter, remain on, and occupy the Premises with personnel for the purpose of selling and serving food from its food truck, in compliance with all applicable laws, codes, ordinances, and regulations. The Premises shall not be used for any purpose other than as expressly authorized herein. Licensee must provide the following before occupancy:

- Valid Food Truck Permit.
- Health Department Permit.
- Proof of the insurance coverage as outlined in Section 8.

7. Booking Coordination:

Licensee is responsible for booking the use of the Premises on a weekly basis through coordination with a representative of Bridger Property Management. Bookings must be confirmed prior to the start of each week's term.

8. Compliance:

Licensee shall:

- Comply with all applicable federal, state, and local laws.
- Avoid any use of the Premises that could be considered harmful or offensive by Licensor.
- Maintain the cleanliness and order of the Premises, including daily removal of waste and regular pressure washing.
- Not construct or operate a temporary bar on the Premises.
- Operate within hours approved in writing by Licensor, subject to applicable regulations.

9. Indemnity and Insurance:

Licensee agrees to indemnify Licensor against any claims related to Licensee's use of the Premises. Licensee must maintain adequate insurance coverage, including:

- General liability insurance of at least \$1,000,000 per occurrence and \$2,000,000 in aggregate.
- Property and casualty insurance at replacement cost.
- Workers' compensation as required by law.
- Automobile liability insurance of \$1,000,000.
- Excess liability insurance of \$3,000,000.
- If applicable, liquor liability insurance of \$3,000,000.

10. Address for Notices:

Notices should be sent to the addresses provided herein by, email, to (Add Bridger Contact)

11. Entire Agreement:

This Agreement supersedes all prior agreements and constitutes the entire agreement between the parties concerning this license. No modification shall be effective unless in writing and signed by both parties.

12. Miscellaneous:

This Agreement benefits and binds the parties and their respective successors and permitted assigns.

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

****LICENSOR:****

[Legal Name of Licensor]

By:

Name:

Title:

****LICENSEE:****

[Legal Name of Licensee]

By:

Name:

Title: