

**ST. CHARLES AT OLDE COURT APARTMENTS  
CLUBHOUSE LICENSE AGREEMENT**

This license agreement, made this \_\_\_\_day of \_\_\_\_\_, 20\_\_ between the St. Charles at Olde Court Partnership, LLP, owner of St. Charles at Olde Court Apartments herein referred to as the "Licensor", and \_\_\_\_\_ herein referred to as "Licensee".

WHEREAS, the parties desire to enter into this Agreement so as to allow Licensee to use the Clubhouse (herein referred to as the "Clubhouse") located at the St. Charles at Olde Court Apartments subject to the terms and conditions contained in this Agreement.

IT IS, THEREFORE, covenanted and agreed between the parties as follows:

1. Licensor shall permit Licensee to use the Clubhouse for the period beginning \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_ and ending at \_\_\_\_\_ on the \_\_\_\_ day of \_\_\_\_\_ hereinafter referred to as the "Term".
2. The Licensor hereby acknowledges receipt from the Licensee of a license fee (hereinafter referred to as the "Fee") in the amount of **\$700.00**, paid at the time of signing this license agreement for the use of the Clubhouse for the Term.
3. Licensee hereby acknowledges that the Clubhouse is in good condition and that Licensor has provided the furnishings listed in Exhibit A, attached hereto, for Licensee's use within the Clubhouse. Licensee agrees to leave the Clubhouse, and the furnishings at the end of the Term in as good condition as received, reasonable wear and tear except, and will not make any alterations, additions or improvements to the Clubhouse. Any costs for excessive cleaning, repairs or replacement due to damages caused by Licensee and/or Licensee's family, agents, guests or invitees will be paid by Licensee within ten (10) days of Licensor mailing to Licensee a statement itemizing said costs or damages and requesting payment. In the event Licensee fails to pay said sum within the specified time frame, Licensee hereby authorizes Licensor to suspend Licensee's and Licensee's family's use of the Licensor's recreational facilities shall be in addition to any other right or remedy available to the Licensor.
4. Licensee further agrees that should any monies owed by Licensee to Licensor pursuant to this Agreement not be paid as required herein, such monies shall be deemed additional rent owed by Licensee to Licensor for the premises known as 7900 Brookford Circle Pikesville, MD 21208 and shall be collectable as rent.
5. Licensee agrees not to make or permit any unseemly or disturbing noises or conduct by Licensee, Licensee's family, agents, guests or invitees, nor do or permit any illegal or immoral conduct (including nudity of any kind) or obstruct or interfere with rights, comforts, or convenience of other occupants of the St. Charles at Olde Court Apartments. Licensee will not knowingly permit to enter Clubhouse, or to remain therein, any person of bad or loose character or of improper behavior.
6. Licensee, contemporaneously with execution of this Agreement, has deposited with Licensor the sum of **\$200.00** (the "Security Deposit") payable at time of signing this license agreement. Said Security Deposit shall be held by the Licensor as security for the faithful performance by Licensee of all of the terms, covenants, and conditions of Agreement. If the Licensor shall sustain any damages as a result of Licensee's breach of this Agreement, the Licensor may appropriate and apply all, or a portion of said deposit, to the payment of any such damage. Any portion of such

- deposit, which shall not be utilized for any such purpose, shall be returned to the Licensee with thirty (30) days following the expiration of the Term.
7. If Licensee cancels this agreement within 72 hours of the commencement of the Term, then Licensor shall retain the Security Deposit as a termination fee.
  8. Licensee shall not assign this Agreement or grant any further license or concession, for all or any part of the Clubhouse. Licensee must be present at the Clubhouse at all times during the Term.
  9. The Licensor shall not be liable for any injury, damage or loss to person or Property caused by Licensee, or Licensee's family, guest, agents, or invitees or other persons, or caused by theft, vandalism or other causes, unless the same is exclusively due to the omission, fault, negligence, or other misconduct of the Licensor. Licensee agrees to indemnify the Licensor and save it harmless from and against any and all claims, actions, damages, liability, and expense in connection with loss of life, personal injury and/or damage to property during Term arising from, or out of, any occurrence in, upon or at the Clubhouse, or the use by Licensee of the Clubhouse or occasioned wholly or in part by any act or omission of Licensee, its agents, family, guests or invitees. Furthermore, Licensee agrees to pay the Licensor for all damages to the Clubhouse by misuse, waste or neglect by Licensee, its family, agents, guests or invitees.
  10. Licensee and its family, agents, guests and invitees must abide by all of the Licensor's rules and regulations now in effect, or which hereafter may be promulgated by the Licensor, with respect to the use and operation of the Clubhouse.
  11. No illegal drugs shall be brought into, or consumed within or outside of the Clubhouse.
  12. Licensee is responsible for leaving the Clubhouse in a broom clean condition and in the same condition as it was in prior to the commencement of the Term. All trash and refuse must be sealed and removed from the Clubhouse by Licensee and placed in a 1<sup>st</sup> floor trash room dumpster or otherwise removed from the property.
  13. Minors using the Clubhouse must be supervised at all times by a responsible adult.
  14. Only residents of St. Charles at Olde Court Apartments who satisfy all of the following conditions may enter into a License Agreement for use of the Clubhouse. At the time of the execution of this agreement and during the Term hereof: (i) the resident is a current resident; (ii) the resident is current in all of its payment obligations to Licensor as landlord; and (iii) the resident is otherwise not in default or in breach of its obligations under its lease with Licensor as landlord.
  15. Except for guide dogs, which must be leashed at all times, no other animals are allowed in the Clubhouse at any time.
  16. Appropriate attire must be worn at all times while in the Clubhouse.
  17. There is to be no smoking of any kind within the Clubhouse.
  18. Licensee acknowledges and understands that for security purposes Licensor maintains video surveillance coverage of the interior of the Clubhouse.
  19. Nothing in this agreement shall permit Licensee the right to use Licensor's Fitness Center, Pool, Business Center, other amenities, or offices located within the Clubhouse.

20. The gates for the Apartments are open during the hours of: \_\_\_\_\_

21. Guests of Licensee shall park only in the following locations:  
\_\_\_\_\_  
\_\_\_\_\_

22. This Agreement sets forth all of the agreements, conditions and understandings between the Licensor and Licensee concerning the Clubhouse, and there are no agreements, conditions or understandings, either oral or written, between them than as are herein set forth.

**WITNESS:**

\_\_\_\_\_

**LICENSOR:**

St. Charles at Olde Court Apartments, St.  
Charles at Olde Court Partnership, LLP

By: \_\_\_\_\_

Name:

Title:

**WITNESS:**

\_\_\_\_\_

\_\_\_\_\_

**LICENSEE:**

\_\_\_\_\_

Name:

\_\_\_\_\_

Name: