

**Agreement  
for the 2019 July 4<sup>th</sup> Celebration Event  
Between the City of Columbia, Missouri  
and  
Lucky's Market Operating Company, LLC**

THIS AGREEMENT is entered into on the date of the last signatory noted below (the "Effective Date"), between the City of Columbia, Missouri, a municipal corporation (hereinafter "City") and Lucky's Market Operating Company, LLC (hereinafter "Lucky's Market") a limited liability company organized in the State of Delaware with an address of 6328 Monarch Park Place, Suite 100, Niwot, Colorado 80503, for the City of Columbia's 2019 July 4th Celebration Event. City and Lucky's Market are each individually referred to herein as a "Party" and collectively as the "Parties."

WITNESSETH:

WHEREAS, the City desires to host a community fireworks display and event on July 4, 2019 (hereinafter "Event");

WHEREAS, Lucky's Market leases property within the fall zone of the fireworks display or within the footprint of the Event (hereinafter "Property").

NOW, THEREFORE, the Parties hereto, for good and sufficient consideration, the receipt of which is hereby acknowledged, intending to be legally bound, do hereby agree as follows:

1. **Purpose.** The purpose of this Agreement is to allow City to host the Event on the Property and further delineate the responsibilities of the Parties with regard to the Event.
2. **Property.** Lucky's Market owns or leases property located at: 111 South Providence Road, Columbia, Missouri. Lucky's Market agrees to make available facilities on the Property as specified above including, but not limited to, parking facilities, sidewalks, ramps, stairs, etc. for the Event. Lucky's Market agrees to make available the Property for the Event at no cost to the City.
3. **Event Details and Maps.** The Event will be held on July 4, 2019 from 6:30 p.m. to 10:00 p.m. City is allowed access the Property to set up for the Event beginning on July 2, 2019. City is allowed access to clean up from the Event through July 5, 2019. The Event Maps are contained in Exhibit A.
4. **Relationship of the Parties.** The Parties hereby agree, stipulate and recognize that in the entering of this agreement and lease, the Parties are not in any way partners, co-partners, or in any way jointly interested in any mutual enterprise, but are to each other lessor and lessee respectively, and occupy that status only.
5. **Responsibilities of the Parties.**
  - a. **City's Rights and Responsibilities.** City shall:

- i. Provide portable toilets, trash cans and trash removal at the locations set forth in the special event permit.
- ii. Drop off of portable toilets, trash cans, dumpsters, barricades, temporary fencing and or other supplies or equipment beginning July 2, 2019. Said equipment shall be placed at locations specified in Exhibit A. Staging will be set up beginning on July 3, 2019 in the south parking spots on the south side of the lot as indicated in Exhibit A. Sound equipment, food trucks and inflatables will be set up on July 4, 2019.
- iii. Block off the area of the parking lot designated in Exhibit A at 8:00 p.m. on July 3, 2019.
- iv. Clean up Lucky's Market's property so that the trash clean up shall be completed by 7:00 a.m. on July 5, 2019, unless otherwise extended by agreement of the Parties. City will remove equipment, dumpsters, and portable toilets by 5:00 p.m. on July 5, 2019, unless otherwise extended by agreement of the Parties.
- v. City may include Lucky's Market's name and marks in the advertising of the Event, subject to Lucky's Market's approval.
- vi. City, at City's sole expense, shall obtain all necessary permits for City's Event.
- vii. Unless otherwise agreed to by the Parties in writing, on July 4, 2019, City shall not allow food trucks and other private vendors to sell food and beverages on the Property until 6:00 p.m.
- viii. Designate the following person as City's Event Coordinator in charge of the Event. City's Parks and Recreation Director or the Director's designee may change the person designated to be the City's Event Coordinator by providing written notice to Lucky's Market.

Karen Chandler

c/o City of Columbia's Parks and Recreation Department

P.O. Box 6015

Columbia, Missouri 65205

573-874-6397

[Karen.Chandler@CoMo.gov](mailto:Karen.Chandler@CoMo.gov)

**b. Lucky's Market's Rights and Responsibilities.** Lucky's Market shall:

- i. Permit City to conduct its fireworks display at the locations set forth in Exhibit A.
- ii. Allow City to bring in a stage, inflatables, equipment and food vendors in the parking lot only as designated in Exhibit A. Food vendors are only permitted to open in the Lucky's Market parking lot no sooner than 6:00 p.m.
- iii. Allow City access to the Property beginning on July 2, 2019, to set up for the Event.
- iv. Grant City approval of Event advertising if the advertising and marketing involves the use of Lucky's Market's name, image, or marks.

- v. Should Lucky's Market choose to hold an event at the same time as the City's Event, Lucky's Market, at Lucky's Market's sole expense, shall be responsible for obtaining all necessary permits for Lucky's Market's event.
  - vi. In addition to the operation of Lucky's Market until 7:00 p.m. on July 4, 2019, Lucky's Market may sell food and beverage on the Property during the Event.
  - vii. Allow City fire department employees on the roof of Lucky's Market.
  - viii. Turn off parking lot lights at 9 p.m. until the end of the fireworks.
- c. **Event Permit Requirements.** The Parties shall comply with all requirements set forth in the special event permit(s).
6. **Term.** This Agreement will commence on the Effective Date and shall conclude on July 30, 2019.
7. **Termination**
- a. **Termination by Convenience.** City may terminate this Agreement for its convenience.
  - b. **Termination by Default.** Should City be in default of any provision of this Agreement, Lucky's Market may immediately terminate this Agreement.
8. **Clean up.** City shall not injure or mar, or in any manner deface said premises. City covenants and agrees that it will, upon the termination of the terms hereof as herein provided, surrender the premises in as good order and condition as existed at the commencement of the term hereof, acts of God and ordinary wear and tear excepted.
9. **Insurance.** City shall carry during the performance of this Agreement and at City's own expense, commercial General Liability (comparable to Comprehensive General Liability Insurance) against all claims or suits with the following minimum limit of liability:  
**\$1,000,000.00** combined single limit for bodily injury and property damage, per occurrence and aggregate.  
The insurance policy shall name Lucky's Market as an "additional insured". In addition to the above coverage, City shall provide for Workers' Compensation coverage at statutory limits and Employers' liability coverage with a minimum limit of \$1,000,000.00 per occurrence and aggregate. The City's Certificate of Insurance is contained in Exhibit B.
10. **Hold Harmless.** Without waiving sovereign immunity, City agrees to indemnify, protect, defend and hold harmless Lucky's Market and its officers and agents, and employees from any and all liability including claims, demands, losses, costs, damages and expenses of every kind and description or damage to persons or property arising out of City's use of the Property for this Event. This provision does not, however, require City to indemnify, hold harmless, or defend Lucky's Market from Lucky's Market's own negligence.
11. **No Assignment.** This Agreement shall inure to the benefit of and be binding upon the Parties and their respective successors and permitted assigns. Neither Party shall assign

this Agreement or any of its rights or obligations hereunder without the prior written consent of the other Party.

12. **Notices.** Any notice, demand, request, or communication required or authorized by this Agreement shall be delivered either by hand, facsimile, overnight courier or mailed by certified mail, return receipt requested, with postage prepaid, to:

If to City:

City of Columbia  
Parks and Recreation Department  
P.O. Box 6015  
Columbia, MO 65205-6015  
ATTN: Director

If to Lucky's Market:

Lucky's Market  
c/o Joshua Lydick, VP Operations  
111 South Providence Road  
Columbia, Missouri 65203

With a copy to  
Lucky's Market Operating Company, LLC  
6328 Monarch Park Place, Suite 100  
Niwot, CO 80503  
Attn: General Counsel

The designation and titles of the person to be notified or the address of such person may be changed at any time by written notice. Any such notice, demand, request, or communication shall be deemed delivered on receipt if delivered by hand or facsimile and on deposit by the sending party if delivered by courier or U.S. mail.

13. **No Third-Party Beneficiary.** No provision of this Agreement is intended to nor shall it in any way inure to the benefit of any customer, property owner or any other third party, so as to constitute any such Person a third-party beneficiary under this Agreement.
14. **Amendment.** No amendment, addition to, or modification of any provision hereof shall be binding upon the Parties, and neither Party shall be deemed to have waived any provision or any remedy available to it unless such amendment, addition, modification or waiver is in writing and signed by a duly authorized officer or representative of the applicable Party or Parties.
15. **Governing Law and Venue.** This Agreement shall be governed, interpreted, and enforced in accordance with the laws of the State of Missouri and/or the laws of the United States, as applicable. The venue for all litigation arising out of, or relating to this contract document, shall be in Boone County, Missouri, or the United States Western District of Missouri. The Parties hereto irrevocably agree to submit to the exclusive jurisdiction of

such courts in the State of Missouri. The Parties agree to waive any defense of forum non conveniens.

16. **General Laws.** The Parties shall comply with all federal, state, and local laws, rules, regulations, and ordinances.

17. **Nature of City's Obligations.** All obligations of the City under this Agreement, which require the expenditure of funds, are conditional upon the availability of funds budgeted and appropriated for that purpose.

18. **No Waiver of Immunities.** In no event shall the language of this Agreement constitute or be construed as a waiver or limitation for either party's rights or defenses with regard to each party's applicable sovereign, governmental, or official immunities and protections as provided by federal and state constitutions or laws.

19. **Contract Documents.** This Agreement includes the following exhibits, which are incorporated herein by reference:

Exhibit	Description
A	Event Maps
B	Certificate of Insurance

In the event of a conflict between the terms of an exhibit and the terms of this Agreement, the terms of this Agreement controls.

20. **Entire Agreement.** This Agreement represents the entire and integrated Agreement between Lucky's Market and City relative to the Event. All previous or contemporaneous agreements, representations, promises and conditions relating to the Event described herein are superseded.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement on the day and year of the last signatory noted below.

CITY OF COLUMBIA, MISSOURI

By: \_\_\_\_\_  
City Manager

Date: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Sheela Amin, City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
Nancy Thompson, City Counselor *NT*

LUCKY'S MARKET OPERATING  
COMPANY, LLC

By: *APL* \_\_\_\_\_

Name and Title: *Andy Pillari, CFO*

Date: *5/7/19* \_\_\_\_\_

ATTEST:

*Maria Woods*  
\_\_\_\_\_

Name and Title: *Maria Woods*  
*General Counsel*

**EXHIBIT A**

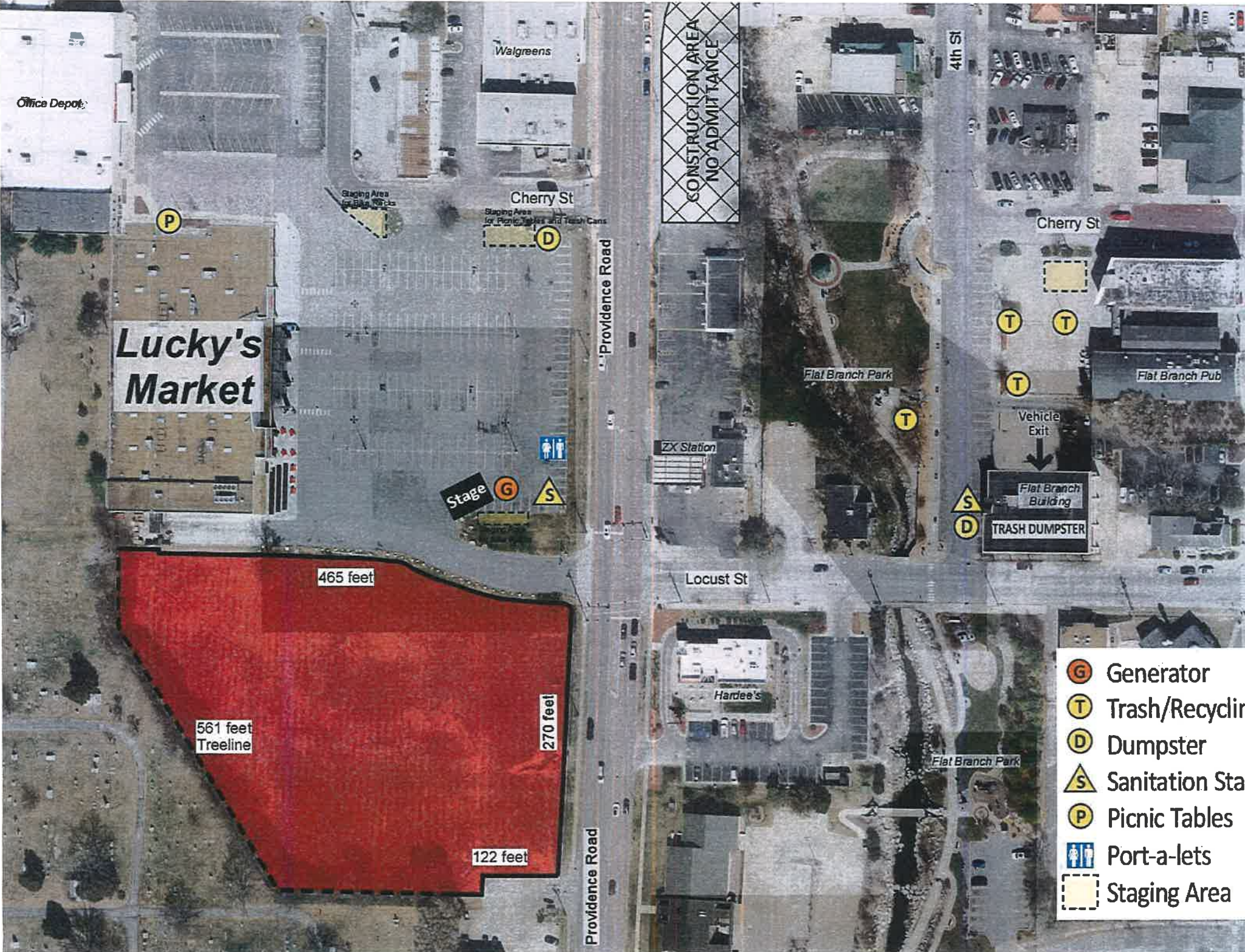
# Fire in the Sky 2019

-  First Aid
-  Generator
-  Trash/Recycling
-  Dumpster
-  Sanitation Station
-  Info Station
-  Port-a-lets
-  Bike Racks
-  Staging Area 7/3

-  JULY 4 8:30 PM BARRICADE
-  JULY 4 5:00 PM BARRICADE
-  JULY 4 3:30 PM BARRICADE
-  JULY 4 NOON BARRICADE
-  JULY 3 8:00 PM BARRICADE
-  JULY 3 BIKE RACK BARRICADE
-  JULY 3 CHANNELIZERS
-  JULY 2 FIREWORKS AREA







Office Depot

Walgreens

Lucky's Market

Cherry St

Providence Road

4th St

Cherry St

Flat Branch Park

Flat Branch Pub

ZX Station

Vehicle Exit

Flat Branch Building

TRASH DUMPSTER

Locust St

Hardee's

Flat Branch Park

Providence Road

P

D

G

S

T

T

T

T

S

D

465 feet

561 feet  
Treeline

270 feet

122 feet

-  Generator
-  Trash/Recycling
-  Dumpster
-  Sanitation Station
-  Picnic Tables
-  Port-a-lets
-  Staging Area

**STATES SELF-INSURERS RISK RETENTION GROUP, INC.**  
**222South Ninth St Suite 2700**  
**Minneapolis, MN 55402-3332**  
**(612) 766-3000**

Exhibit B

**CERTIFICATE OF INSURANCE**

<b>Insured:</b> City of Columbia, MO PO Box 6015 Columbia MO 65205	This certificate is issued as a matter of information only and confers no rights upon the certificate holder. This certificate does not affirmatively or negatively amend, extend or alter the coverage afforded by the policy(ies) below. This certificate of insurance does not constitute a contract between the issuing insurer, authorized representative or producer, and the certificate holder.
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**IMPORTANT:** If the certificate holder is an Additional Insured, the policy(ies) must be endorsed. If Subrogation is waived, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

**Coverages:**

This is to certify that the policy(ies) of insurance listed below have been issued to the insured named above for the policy period indicated, notwithstanding any requirement term or condition of any contract or other document with respect to which this certificate may be issued or may pertain, the insurance afforded by the policy(ies) described herein is subject to all the terms, exclusions, and conditions of such policy(ies).  
 Limits shown may have been reduced by paid claims.

<b>Type of Insurance:</b>	<b>Policy Number</b>	<b>Effective Date</b>	<b>Expiration Date</b>	<b>Limits</b>	
				<b>Occurrence</b>	<b>Aggregate</b>
<b>Public Entity Excess Liability including Error or Omission Liability Coverage.</b>	3000030-2	10/1/2018	10/1/2019	\$3,000,000	\$10,000,000
<b>Retroactive Date:</b>	<b>Occurrence Form Policy</b>				

**Description of Operations/Locations/Vehicles/Special Terms:**  
 Certificate holder is an additional insured with regards to July 4th Celebration Event.

<b>Certificate Holder(s):</b> Lucky's Market Operating Company, LLC	<b>CANCELLATION:</b> Should the above described policy be cancelled before the expiration date thereof, notice will be delivered according to policy provisions.
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<b>Self-Insured Retention:</b> \$500,000	<b>Authorized Representative:</b> <div style="text-align: center;">   <hr/>                     Signature                 </div> <div style="text-align: right;">                     5/22/2019  <hr/>                     Date                 </div>
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