



THE CITY OF NEW YORK DEPARTMENT OF ENVIRONMENTAL PROTECTION
CHRISTOPHER O. WARD, Commissioner

PHONE (718) 595-6555
FAX (718) 595-6543

MARK D. HOFFER
General Counsel

Bureau of
Legal Affairs

July 8, 2002

111 Cedar Street Company LLC
c/o Stephen B. Colvin, M.D.
530 1st Avenue, Suite 9-V
New York, NY 10016

Re: License Agreement for Roof & Facade Cleaning
106 Liberty Street (111 Cedar Street), Manhattan

Dear Dr. Colvin:

I am in receipt of a signed copy of the License Agreement for cleaning the exterior surfaces of the above-referenced premises. There are several handwritten modifications (see sections 3(b), 7, and added section 11).

Unfortunately, DEP cannot entertain substantive changes to the Agreement. I have enclosed another copy of the Agreement for your convenience. If the building owner wishes to avail itself of the services being offered, please have the Agreement signed and returned to the address specified in §10 (copy to General Counsel not required).

Feel free to call me if you have any questions. Your interest in the Building Cleaning Program is greatly appreciated.

Very truly yours,

Russell Pecunies
Assistant Counsel

59-17 Junction Boulevard, 19th Floor, Corona, New York 11368-5107



Sylvan Lawrence Company, Inc.
1350 Ave. of the Americas
Suite 1600
New York, NY 10019
Tel: 212-344-0044
Fax: 212-422-0184

Fax Cover Sheet

Date: 7/1/02	Fax No.: 718 595 3744
To: R. REDHAKRISHNAN, PE.	From: J. GARVEY
Company: D.E.P.	Re: 106 Liberty ST, NY NY

Pages Including Cover Sheet: 8

Message:

Krish:

Attached is the agreement I discussed with you today.
Please review so that we may discuss. Thanks
JG

/Company, LLC

LICENSE AGREEMENT

This License Agreement made this 13th day of June 2002 by and between the CITY OF NEW YORK (hereinafter called "the City"/Licensee), acting by and through the Department of Environmental Protection of the City of New York (hereinafter called "DEP"), with an office at 59-17 Junction Boulevard, Corona, New York 11368-5107 and 111 Cedar St. c/o Sylvan Lawrence ("Landowner/Licensor") the owner of the premises at ~~111 Cedar Street~~ 106 Liberty Street (111 Cedar Street) New York, N.Y. (the "Premises").

WHEREAS, the facades, roofs and setbacks ("exterior areas") of many structures in close proximity to the site of the former World Trade Center have been found to contain debris, refuse and other deposits ("the foreign material") of unknown origin;

WHEREAS, the owners of said structures are desirous of having the foreign material removed;

WHEREAS, the City believes that it is in the interest of the public to undertake a clean up of these exterior areas;

WHEREAS, the City's willingness to undertake such a cleanup should not in any way be construed as an acknowledgment or admission that the City is any way responsible for any condition, environmental or otherwise, that may exist in or on the exterior areas or that the foreign material is a risk to the public health or safety;

NOW THEREFORE, it is hereby agreed by and between the parties to this agreement, for and in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged,

1. **Permission to Perform Cleaning Work.** Subject to the terms and conditions hereof, Licensor hereby grants permission to Licensee and its authorized contractor(s) to perform the cleaning work on the exterior areas of the structure(s) located on the Premises, as described in the Scope of Work attached hereto as Exhibit A and made a part hereof (the "Cleaning Work").

2. **Grant of Access.** Subject to the terms and conditions hereof, Licensee and its agents, contractors and employees shall have the right, at all times while this License Agreement is in effect, to enter in and on the Premises, and to cross the Premises, with personnel, material and equipment, for the purpose of performing the Cleaning Work. It is expressly understood that the right granted under this Section 2 includes:

(a) the right to access all portions of the Premises deemed necessary by Licensee or its contractor(s) in order to properly perform the Cleaning Work, including (without limitation) roofs, parapets, window ledges, and other building exterior surfaces; and

(b) the right to temporarily occupy portions of the ground outside of the building located on the Premises, with personnel, material and equipment, in order to perform the Cleaning Work; and

(c) the right to erect, maintain, and store temporary scaffolding on the Premises, and to utilize such scaffolding for the purpose of performing the Cleaning Work.

3. Limitations And Conditions:

- a) In no event shall the Licensee, its agents, contractors, or subcontractors enter the Licensor's property for the purposes of performing the Cleaning Work other than between the hours of 8:00 a.m. and 8:00 p.m.
- b) Licensee shall provide the Licensor with written notification of its intention to begin the Cleaning Work at least two (2) days prior to the commencement of such Work. Said cleaning work shall take no more than 2 days to complete. Licensor's representative does not need to be present **
- c) Licensee shall pay the entire cost of all work, labor, and material in connection with the Cleaning Work undertaken by it hereunder except that the Licensor shall supply and pay for all power and water usage in connection with the Cleaning Work.
- d) Licensee, its agents, contractors, and employees, shall perform all Cleaning Work promptly and in a workmanlike manner with a minimum of disturbances to the Licensor's property, and that of the Tenants and other occupants.
- e) Licensee shall maintain such flags, lights, barricades and enclosures as required for the safety of persons, property and traffic flow.
- f) All Cleaning Work shall be performed by qualified contractors in accordance with applicable federal, state and local rules and regulations;
- g) Any contractor or subcontractors performing the Cleaning Work on behalf of the Licensee shall obtain, prior to the commencement of any Cleaning Work, insurance in the amounts and types as set forth herein in Exhibit B;
- h) All City employees, and any contractor or subcontractor performing any activities on the City's behalf, shall, at all times, wear proper identification which, at a minimum shall include, an identification card with the name and photograph of the person.

** while the work
is done.

4. Reimbursement. Licensor shall reimburse Licensee for the removal of the foreign material provided for in this license from any compensation it receives from any source for the

/thirty days

cleaning of debris accumulations from the exterior surfaces of the structure(s) located on the Premises. Such sources shall include, but are not limited to, the Small Business Administration, private insurance, or any other local, state or federal assistance program. Licensor shall make claim for any applicable insurance coverage for these premises and shall report to Licensee any insurance settlements or other source of funding for the Cleaning Work that has been performed at Licensee's expense.

5. **Termination.** This license shall be terminable by the Licensor or Licensee on ten days written notice to the address set forth below by fax or certified mail. In the event of a default by either party, the license may be terminated immediately, without any prior notice.

6. **Waiver of Claims.** Licensor agrees that no claims or cause of action for damages shall accrue by reason of revocation or termination of this License.

7. **Term.** This license shall commence as of the latest date appearing at the end of the signature page and remain effect for a period of ~~ninety (90)~~ ^{thirty (30)} days unless or until terminated or revoked as hereinabove provided. Said license shall terminate upon the completion of the cleaning work by the Licensee.

8. **Cleaning Work Not An Admission of Liability.** It is expressly understood and agreed by Licensor and Licensee that Licensee's performance of the Cleaning Work hereunder is not, and shall not be construed as,

(I) an admission or agreement by the Licensee that it is liable for the deposit of any dust, debris or other material in or on the Premises as a result of the events of September 11, 2001, at the World Trade Center complex, or the subsequent debris removal activity related thereto; or

(II) an admission or agreement by the Licensee that it is liable for any condition, environmental or otherwise, that may exist in or on the Premises as of the date hereof.

9. **Landmarks.** If the Premises are a designated landmark, Landowner gives its permission for DEP to file the "Application Form for Work On Designated Properties" with the New York City Landmarks Preservation Commission on Landowner's behalf.

10. **Notices:** Notices and correspondence regarding this License shall be directed by Certified Mail, Return Receipt Requested to the Licensor, at the following address:

111 Cedar Street Company, LLC

c/o Stephen B. Colvin, M.D., 530 First Avenue, Suite 9-V
New York, NY 10016

and notices to the Licensee shall be addressed to R. Radhakrishnan, P.E., NYCDEP-ACP, 59-17 Junction Boulevard, 8th Floor, Corona, NY 11368-5643, with a copy to General Counsel, NYCDEP, 59-17 Junction Boulevard, 19th floor, Corona, New York 11368-5643. and to Haileen Ball, Esq., Burger King Corporation, 17777 Old Cutler Road, Miami, Florida 33157.

07/01/2002

10:23

SYLVAN LAWRENCE + 17185953744

NYC 9/11 PUBLIC PORTAL DOCUMENT

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11. Indemnification. The Licensee shall hold the Licensor harmless from any and all liability including reasonable attorneys' fees as a result of the actions of any of its employees or agents, contractors or subcontractors.

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IN WITNESS WHEREOF, the parties have caused this License Agreement to be executed and acknowledged on the day and year which first appears above.

Dated: 6/27/02
 111 CEDAR STREET COMPANY, LLC
 Licensor
 By: [Signature]

Dated: _____
 Licensee
 By: _____

Approved as to Form

 Acting Corporation Counsel

DATED: _____

07/01/2002

10:23

SYLVAN LAWRENCE → 17185953744

NO. 172
0007

007

STATE OF NEW YORK)

)s.

COUNTY OF)

On this 27th day of June 2002, before me personally came the individual described in and who executed the foregoing instrument and acknowledged to me that he/she resides at 520 First Avenue and that he/she executed the foregoing instrument as the owner/licensor of the property.

Ellen R. Cherrick
NOTARY PUBLIC
STATE OF NEW YORK

ELLEN R. CHERRICK
Notary Public, State of New York
No. 31-4851914
Qualified in New York County
Commission Expires June 5, 2003

07/01/2002

10:23

SYLVAN LAWRENCE → 17185953744

NO. 172
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STATE OF NEW YORK)

)s.:

COUNTY OF QUEENS)

On this _____ day of _____ 2002, before me personally came _____ and acknowledged to me that he/she is the First Deputy Commissioner of the New York City Department of Environmental Protection, and that he/she authorized to execute the foregoing instrument and that he/she did so on behalf of the City of New York pursuant to authority of law duly delegated.

NOTARY PUBLIC
STATE OF NEW YORK