

Protection will be protection to the Licensor's roof as also described in Exhibit A. Nothing shall be attached to the CHP Property except for the protection on the CHP Property Roof as described as "Typical Roof Protection" and "Typical Overhead" Protection on page 9 of the SSP. Licensee has inspected the CHP Property roof and represents that the roof and overhead protection can be safely installed and without damage to the CHP Property

2. License Fee.

- a. Front Protection. The term of the license for the Front Protection shall be for a nine month period, commencing as of March 5, 2018, but may be extended by the Licensee for up to an additional three months upon showing of good cause, which must include a showing that the Licensee has worked diligently to complete the work within the initial period, but in no event shall the license term for the Roof Protection extend beyond twelve (12) months.. The license fee for the initial 9 months shall be \$2,000 per month for the Front Protection or \$18,000, which shall be paid to Licensor upon execution of this Agreement. The license fee for an extension period shall be \$4,000 per month for the Front Protection to be prepaid in advance upon the granting of an extension. If Licensee completes all the work in less time than the license period, then a prorated portion of the extension fee shall be refunded by Licensor to Licensee. The term of the license for the Front Protection shall end on the last day that the Front Protection is fully restored as provided in Paragraph 5(d) of this Agreement and the Front Protection is completely removed.
- b. Roof Protection. The term of the license for the Roof Protection shall be for a nine month period, commencing as of March 5, 2018, but may be extended by the Licensee for up to an additional three months upon showing of good cause, which must include a showing that the Licensee has worked diligently to complete the work within the initial period, but in no event shall the license term for the Roof Protection extend beyond twelve (12) months. The license fee for the initial nine (9) months shall be \$1,000 per month for the Roof Protection or \$9,000, which shall be paid upon execution of this Agreement. The License Fee for an extension period shall be \$2,000 per month for the Roof Protection, to be prepaid in advance upon the granting of an extension. If Licensee completes all the work in less time than the license period, then a prorated portion of the extension fee shall be refunded by Licensor to Licensee. The Roof Protection shall be installed within three (3) weeks of the date of execution of this Agreement. The license term for the Roof Protection shall end on the last day that the Roof Protection is fully restored as provided in Paragraph 5(d) of this Agreement and the Roof Protection is completely removed.
- c. The license fee is in addition and without prejudice to any rights which Licensor may have under applicable law and Section 881 of the Real Property Actions and Proceedings Law. In the event such a proceeding is filed, (i) any amounts paid hereunder to Licensor shall be credited against any amounts determined to be due to Licensor; and (ii) Licensee retains the right to maintain that no such fees are or were warranted by law or fact.