

LICENSE AGREEMENT

THIS LICENSE AGREEMENT (this "Agreement") is entered into as of this 17 day of December, 2024 by and between VILLAS AT CATTAIL CREEK CONDOMINIUM, INC., assignee and successors to The Villas at Cattail Creek, LLC, a Maryland Limited Liability Company ("Grantor"), and CATTAIL CREEK COUNTRY CLUB, INC., a Maryland Corporation, ("Grantee", and together with "Grantor", the "Parties").

RECITALS

A. Grantor is the owner of certain property in Howard County, Maryland, a portion of which is described in Exhibit A ("Grantor's Property") to that certain Deed of Easement dated February 9, 1998, recorded among the Land Records of Howard County at Liber 4617, folio 117 (the "Easement Agreement").

B. Grantee has the right under the terms of the Easement Agreement to use the portion of Grantor's Property described in Exhibit B to the Easement Agreement (the "Easement Area"), for the purposes and subject to the terms set forth the Easement Agreement.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which the Parties acknowledge, the Parties hereby agree as follows:

1. Grantor hereby grants to Grantee a license (the "License") to use the portion of the Easement Area shown by cross-hatching on Exhibit A to this Agreement (the "License Area") for the purpose of parking for the Grantee's employees on one day each calendar year in connection with Grantee's anniversary celebration.

2. If Grantee desires to use the License in connection with any anniversary celebration, it shall give written notice thereof at least thirty (30) days prior to the date of that celebration, stating the date upon which Grantee wishes to use the License Area. Grantee shall clearly designate and mark the boundaries of the License Area prior to any use thereof. Grantee shall ensure that the License is used in a safe and orderly fashion and shall promptly restore any damage to Grantor's Property that occurs as a result of Grantee's use of the License.

3. Grantee shall indemnify, defend and hold harmless Grantor from any and all claims, litigation, and judgments resulting from or arising out of the use of or entrance upon Grantor's Property for any reason by Grantee or its members, staff, employees, contractors, invitees, or licensees.

4. The License may be terminated at any time for any reason or no reason by Grantor, by written notice to Grantee; provided, however, that Grantor shall not terminate the License during the two (2) week period immediately preceding any anniversary celebration with respect to which Grantee has duly notified Grantor of Grantee's desire to use the License. Grantee's obligations under this Agreement shall survive any termination of the License by Grantor. No termination of this Agreement shall constitute a termination of any other agreement between the Parties.

5. If Grantor shall fail to perform any obligation created under this Agreement or shall violate any of the terms of this Agreement, Grantor shall be entitled to exercise all remedies available at law or equity, including without limitation a suit for injunctive relief and/or for any damages caused by such failure or violation. Grantor's failure to enforce any provision herein contained shall in no event be deemed to be a waiver of the right to do so thereafter nor of the right to enforce any other provision.

6. Notices under this Agreement shall be in writing, addressed as follows, and shall be deemed duly given (a) upon hand delivery to the other party, or (b) five (5) business days after being deposited into the US Mail, certified mail, return receipt requested. The Parties may change its address for notices by giving the other party written notice of the new address.

If to Grantor: Address of current
VCC property manager

If to Grantee: _____

6. This Agreement may be executed in multiple counterparts, each of which shall constitute an original and all of which when taken together shall constitute one instrument. Neither this Agreement nor any memorandum hereof may be recorded. This Agreement shall be interpreted and enforced in accordance with the laws of the State of Maryland. This Agreement constitutes the entire agreement between the Parties with respect to the subject matter hereof, and may be modified only by a written instrument executed by both of the Parties.

[SIGNATURE PAGE FOLLOWS]

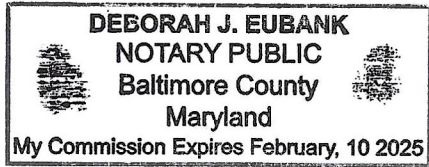
IN WITNESS WHEREOF, the Parties have executed this Agreement as of the date first indicated above.

WITNESS/ATTEST:

VILLAS AT CATTAIL CREEK
CONDOMINIUM, INC.

Deborah Eubank

Victoria Duggan (SEAL)
By:



CATTAIL CREEK COUNTRY CLUB, INC.

Lurdes Amato (SEAL)
By: