

LICENSE AGREEMENT

This License Agreement made this ____ day of _____, 200__, by and between the Iranian Association of Boston, Inc. (“Licensor”) and _____ (“Licensee”).

WHEREAS, Licensor is the owner of the building located at 17 Nichols Avenue, Watertown, Massachusetts 02472 (“Building”); and

WHEREAS, Licensor is a non-profit organization that has been qualified by the Internal Revenue Service for educational purposes; and

WHEREAS, Licensee desires to use a portion of the building for a special event or function and Licensor is agreeable to such activity, it being the intention of both Licensee and Licensor not to create any relationship of landlord and tenant but solely for the bare privilege on Licensee’s part to use the premises on the terms and conditions set forth in this License Agreement.

NOW, THEREFORE, in consideration of the payment made simultaneously with this Agreement, as described below, and other considerations, receipt and sufficiency of which is hereby acknowledged, it is agreed as follows:

1. Licensor hereby grants to Licensee a license for the limited purpose of

from an area allocated to Licensee at a place within the Building specified by Licensor for the conduct of Licensee’s activity permitted hereunder (“Licensed Area”).

2. Licensee agrees to pay to Licensor for the license granted in the sum of \$_____ with additional deposit of \$500.

3. Upon termination of this License, the Licensee is responsible to deliver the property back to Licensor without any damages and in the same condition as when Licensee entered into this Agreement. After inspection of the property because of any failure by Licensee to deliver the Property as agreed or damages to the property, the Licensee is responsible to pay for the damages (i.e. IAB needs to hire a professional for any repairs).

4. The License granted shall commence on _____ and will be for one (1) day only during the hours from _____ to _____. Licensor makes no warranty that the Licensed Area is suitable for the use described herein, the Licensee having been satisfied thereof. The License shall terminate upon expiration of the term. Licensor may immediately enter the Licensed Area upon the termination of the term or breach of the Agreement by Licensee.

5. (a) Licensee shall neither use any furnishings, equipment, displays, public address system or similar devices or signs without obtaining Licensor's prior written consent, which consent may be withheld for any reason or for no reason whatsoever and all such property belonging to Licensee shall be there at the sole risk and hazard of Licensee and Licensor shall have no liability thereto, nor permit use of any hazardous materials;

(b) Shall neither solicit business nor distribute advertising matter other than at the Licensed Area which shall not be used in a manner other than in accordance with the requirements of law, ordinances or governmental regulations;

(c) shall have the responsibility for procuring any approvals thereto;

(d) shall keep all trash and refuse in the kind of container specified by Licensor and maintain the area immediately adjoining the Licensed Area free from trash and refuse; and

(e) shall not in any way interfere with or cause any disturbance to the use and quiet enjoyment of any portion of the Building by the Licensor, its invitees and licensees. The License shall terminate upon any breach hereof without any abatement of the payment for the License by the Licensee.

6. Licensee shall indemnify Licensor and save it harmless from all suits, actions, damages, liability, expense and reasonable attorney fees in connection with loss of life, personal injury or property damage arising out of or in connection with the use of the Licensed Area by Licensee, in case Licensor shall be made a party to any litigation commenced by or against Licensee and for enforcement of the terms of this Agreement by Licensor.

7. Licensor shall have no obligation to make any changes, repairs or improvements to the Building or to maintain any security. If any damage by fire or other casualty, Licensor shall have no obligation to restore the same and this Agreement shall forthwith be deemed to terminate without liability to either party to the other.

8. Licensee shall obtain liability insurance in amounts reasonably satisfactory to Licensor during the term of the License as evidenced by an insurance certificate; yield up the Licensed Area upon termination of the License in a broom clean condition; remove all property and any property not so removed shall be deemed abandoned and removed by Licensor at Licensee's expense, promptly repair all damage resulting from Licensee's action or inaction and indemnify Licensor from any loss and expense, including reasonable attorney fees, resulting from Licensee's failure and delay in surrendering the Licensed Area as provided herein.

9. Licensee shall neither assign nor record this Agreement or notice thereof.

10. The Licensee can not conduct any activities during the License period which is in violation of IAB By-Laws or may in any way be a violation of the Internal Revenue Service Rules and Regulations for exempt organizations qualified as an educational organization. Therefore, no religious or political functions are allowed.

11. The Licensor need to be informed at least three weeks in advance, otherwise the licensee must pay the rental fee.

12. The licensee should park in legal parking and not in the backyard of the IAB property. The expense of towed vehicle is by the licensee.

13. This Agreement sets forth the entire Agreement between the parties and any prior conversations or writings are merged herein and extinguished. No subsequent amendment shall be binding unless in writing and signed by both parties. This Agreement shall be governed by the laws of Massachusetts.

Signed and sealed on the above written date.

LICENSOR
IRANIAN ASSOCIATION OF BOSTON, INC.

LICENSEE

By _____
Soheila Shafai (President)
