

FACILITY USE AGREEMENT

THIS AGREEMENT made this 7th day of November, 2025 by and between Manitowoc County, a body corporate pursuant to Wis. Stat. § 59.01, with its principal office at 1010 South Eighth Street, Manitowoc, Wisconsin 54220 (“Manitowoc County”) and The City of Manitowoc (“Provider”), with its principal office at 900 Quay Street Manitowoc WI 54220.

1. **PURPOSE.** The purpose of this Agreement is to permit Manitowoc County to use the premises of Provider located at 3300 Custer Street Manitowoc, WI 54220 ("Premises") for the purpose of providing a site location for the Senior Nutrition Program provided by Manitowoc County.
2. **TERM.** This Agreement shall commence on January 1st, 2026 at 12:00 a.m. and end on December 31st, 2026 at 11:59 p.m.
3. **TERMINATION.** This Agreement may be terminated by either party by providing sixty (60) days written notice to the other party. Upon termination of this Agreement, Manitowoc County's liability will be limited to the pro rata cost of using the Premises as of the date of termination.
4. **TIMES.** The Premises shall be available on the following days: Monday, Tuesday, Wednesday, Thursday, Friday, from 7:00 am to 1:30 pm ("Closing Time"). The Premises may close earlier than Closing Time. Either the Manitowoc County appointed site manager or designated volunteer shall be responsible for ensuring that all clients have exited the building before Closing Time.
5. **NONEXCLUSIVE USE.** The rights granted herein shall in no way prohibit Provider from access to, or the use of, any portion of the Premises that are not being used by Manitowoc County.
6. **RENTAL PAYMENT.** The daily rent for use of the Premises shall be No Payments and 00/100 Dollars (\$.00) payable monthly and due _____.
7. **CLIENT CONFIDENTIALITY.** Provider shall not use or disclose any information concerning any Manitowoc County client for any purpose not directly connected with the administration of Provider's responsibilities under the Agreement, except with the informed, written consent of the client.
8. **MANITOWOC COUNTY OBLIGATIONS.** Except as otherwise provided in this Agreement, Manitowoc County shall:
- a. keep the Premises in the same condition as pre-use;
 - b. ensure all participants have exited the building before Closing Time on days when Manitowoc County uses the Premises;
 - c. make sure the Premises is locked at the end of each use;
 - d. dispose of trash and garbage produced as a result of Manitowoc County's use of the Premises in compliance with the policy of the Provider;

e. clean-up the dining area after each day Manitowoc County uses the Premises;

f. provide serving equipment and utensils not otherwise available at the Premises. The Provider will provide Manitowoc County a designated storage area to store any serving equipment and/or utensils.

9. **PARKING.** Provider shall provide adequate parking for Manitowoc County clients, guests, volunteers, employees and food providers.

10. **SPECIAL PROGRAMING.** Special programing may result in the need to use the Premises during times other than those provided in Paragraph 5 of this Agreement. In such a case, Manitowoc County shall seek approval of such special programing from Provider, which shall not unreasonably withhold approval.

11. **INDEMNIFICATION.**

a. Manitowoc County agrees to hold harmless and defend Provider from and against any and all causes of action, claims, costs, demands, expenses, judgments, legal fees, liabilities, or losses (including, without limitation, reasonable attorney fees), for damage to property or injury to or the death of any person that arises out of or is in any way related to any negligent act or omission of Manitowoc County, its officials, agents, and employees in connection with this Agreement. Manitowoc County will have the right to control the defense and to select counsel to be used in fulfilling its defense obligations.

b. Provider agrees to hold harmless and defend Manitowoc County, its elected and appointed officials, officers, employees, departments, boards, commissions, committees, agents, and volunteers from and against any and all causes of action, claims, costs, demands, expenses, judgments, legal fees, liabilities, or losses (including, without limitation, reasonable attorney fees), for damage to property or injury to or the death of any person that arises out of or is in any way related to any negligent act or omission of Provider, its officials, agents, and employees in connection with this Agreement. Provider will have the right to control the defense and to select counsel to be used in fulfilling its defense obligations.

c. The covenants contained in this Paragraph will survive the termination of this Agreement.

12. **IMMUNITY.** Manitowoc County is a governmental entity entitled to governmental immunity under law, including Wis. Stat. § 893.80. Nothing contained in this Agreement shall waive the rights and defenses to which Manitowoc County may be entitled under law, including all immunities, limitations, and defenses under Wis. Stat. § 893.80 or any subsequent amendment thereof. The rights and obligations set forth in this Paragraph shall survive the termination or expiration of this Agreement.

13. **PARAGRAPH HEADINGS.** All paragraph and subparagraph headings contained in this Agreement are for convenience in reference only, and are not intended to define or limit the scope of any provision.

14. **SEVERABILITY.** The provisions of this Agreement are severable and if any condition, covenant, or term is found to be invalid, unenforceable, or void by a court of competent jurisdiction, then the remainder of the Agreement shall remain in full force and effect and shall not in any way be affected, impaired, or invalidated.

