



Florida East Coast

RAILWAY, L. L. C.

September 19, 2017

File: 224/39/4945

**IRIS: GRADE CROSSING WIDENING
45TH STREET, MILEPOST 224+4945', FDOT# 272178Y
LICENSE AGREEMENT**

Mr. James W. Ennis, P.E.
County Engineer
Indian River County
1801 27th Avenue
Vero Beach, FL 32960

Dear Mr. Ennis:

I have enclosed the License Agreement and associated exhibits to cover the construction and future maintenance of the proposed public at-grade crossing.

Please print out and sign two originals of the agreement complete with all exhibits and return both agreements to me for execution by the Railway. Once fully executed, I will return one original for your file.

Thank you for your continued cooperation and should you have any questions or comments, I can be reached at (904) 279-3196.

Sincerely,

A handwritten signature in black ink that reads "Joseph L Schonder".

Joseph (Leslie) Schonder
Public Projects Engineer

Enclosures:

- License Agreement
- Exhibit A: License Area and Crossing Site
- Exhibit B: Railroad Cost Estimate
- Exhibit C: Schedule of Annual Cost of Automatic Highway Grade Crossing Traffic Control Devices
- Exhibit D: Florida East Coast Railway L.L.C. Insurance Requirements

LICENSE AGREEMENT

THIS LICENSE AGREEMENT, effective as of the _____ day of _____, 2017, is between FLORIDA EAST COAST RAILWAY, L.L.C. (Address: 7150 Phillips Highway, Jacksonville, Florida 32256), a Florida Limited Liability Company, hereinafter called “RAILWAY” and INDIAN RIVER COUNTY, (Address: 1801 27th Street, Vero Beach, Florida 32967 Attn: Public Works Director), a political subdivision of the State of Florida, hereinafter called “COUNTY”.

WITNESSETH:

WHEREAS, the COUNTY has requested the RAILWAY to widen the existing at-grade public road crossing, 45th Street (DOT # 272178Y), at Railway’s Milepost 224 +4,945’; and

WHEREAS, the RAILWAY will permit the COUNTY to construct, use, maintain, repair, renew and ultimately remove an at-grade public road crossing across and over the tracks, right of way and property of RAILWAY, at the RAILWAY’S Milepost 224 + 4,945’, more particularly described in Exhibit A attached hereto and incorporated herein by reference, hereinafter referred to as the “CROSSING SITE”; and

NOW, THEREFORE, for the covenants contained herein and other good and valuable consideration, the parties agree as follows:

1. RAILWAY hereby permits the COUNTY to construct use, maintain, repair, renew and ultimately remove the CROSSING SITE under the terms and conditions set forth herein.
2. The CROSSING SITE includes but is not limited to, the track structure, any railroad crossing warning signs, crossing surfaces and automatic crossing warning devices which

are, or might be, located within or adjacent to the above-described location, provided that, the construction of the CROSSING SITE shall be done by RAILWAY as provided in this License Agreement (“Agreement”) and further provided that, notwithstanding rights to the COUNTY granted herein, RAILWAY reserves the right to perform all work required on RAILWAY’S property including construction, drainage, lighting and vegetation management, in which event COUNTY shall pay the RAILWAY the entire cost and expense of labor, materials and equipment furnished by RAILWAY in performing such work. The status of the COUNTY is that of a licensee and not lessee, granting the COUNTY the right to use the CROSSING SITE as specified herein.

3. The CROSSING SITE shall be used for public at-grade road crossing purposes only and no utility, including telecommunications facilities, pipes, wires, cables; or other line or structure shall be placed in, on or over the CROSSING SITE without the previous consent in writing of the RAILWAY. COUNTY further agrees that it will at all times keep the CROSSING SITE, together with the additional portions of the RAILWAY’S right-of-way within 325 feet of the northerly and southerly limits or boundaries of the CROSSING SITE clear of any vegetation or other growth greater than two (2) feet in height on each side of the tracks at the sole expense of the COUNTY and without cost to RAILWAY or lien upon RAILWAY’S property.

4. This Agreement is for an initial term of one (1) year and shall continue in effect thereafter from year to year, subject to termination by the RAILWAY or COUNTY upon sixty (60) days prior written notice.

5. COUNTY shall pay an annual license fee in advance to RAILWAY of **\$5,000.00** (Five Thousand Dollars), for use of the Crossing. The license fee shall be increased each year on the anniversary date of this Agreement, commencing on the anniversary date of the second year

of this Agreement, by the product of the annual license fee in effect for the preceding year multiplied by one hundred percent (100%) of the percentage increase, if any, in the Consumer Price Index, (1967=100), issued by the Bureau of Labor Statistics of the U.S. Department of Labor ("CPI"), or 3%, whichever is greater. The base CPI will be the CPI for the month of the year preceding the applicable anniversary date of this Agreement by ninety (90) days. No adjustment will be made for decreases in the CPI.

6. The provisions and stipulations of this Agreement are a part of the consideration of the licensing of the CROSSING SITE, and in the event the COUNTY shall fail to comply with any of the covenants and conditions, then, at the option of the RAILWAY, this Agreement shall be terminated with full legal rights and remedies retained by the RAILWAY, including but not limited to the right to reenter, repossess, and remove the crossing if it shall elect to do so.

7. The COUNTY shall grant forthwith to the RAILWAY necessary permits for the installation, construction, erection, repair and maintenance of any of the RAILWAY owned or maintained facilities described in this Agreement. If the COUNTY fails to promptly grant the RAILWAY necessary permits, COUNTY shall bear all additional expense incurred by the RAILWAY attributable to such failure, including costs due to slow ordering of trains. COUNTY shall promptly pay such amounts upon billing by the RAILWAY.

8. Unless otherwise specified, the cost of and liability for installation, construction, maintenance, replacement and removal of all facilities at the CROSSING SITE, including but not limited to the track structure, railroad and highway devices, and grade crossing surfaces, whether performed by the COUNTY or RAILWAY, shall be the sole responsibility of the COUNTY.

9. The RAILWAY shall install the warning devices, including the fixed signs, flashing lights, bells and gates (collectively the “WARNING DEVICES”), at the CROSSING SITE at the sole cost of the COUNTY. The WARNING DEVICES are a Type IV Class IV, installation as defined in the Florida Department of Transportation Schedule of Signal Installations by Type and Class attached hereto as Exhibit C. Installation costs are estimated to be \$534,283.88 as shown on the estimates for signal installation attached hereto as Exhibit B and incorporated by reference.

In addition, COUNTY shall pay unto RAILWAY annually the annual cost of maintenance of said WARNING DEVICES as provided in the Florida Department of Transportation’s SCHEDULE OF ANNUAL COST OF AUTOMATIC HIGHWAY GRADE CROSSING TRAFFIC CONTROL DEVICES, as may in the future be revised or amended, a copy of which is attached hereto as Exhibit C and incorporated herein by reference.

The WARNING DEVICES will be owned by the RAILWAY and shall remain at the CROSSING SITE until the RAILWAY decides that they are no longer needed or should be replaced, or until other legal requirements are imposed which shall eliminate or substantially change their operations.

10. The RAILWAY shall install two 74’ wide each, Omni concrete grade crossing surfaces (the “SURFACE”) along with other improvements as shown on the drawing, attached hereto as part of Exhibit A, in accordance with Florida Department of Transportation Standard Specifications for Road and Bridge Construction, Index No. 560, as may be amended, at the sole cost of COUNTY. Installation costs are estimated to be \$178,723.29 as shown on the estimates for crossing installation attached hereto as Exhibit B and incorporated by reference. When the RAILWAY determines that the replacement of the new SURFACE is more economical than its

continued maintenance, the RAILWAY shall have the exclusive option to replace the SURFACE with a comparable or improved structure. The replacement costs of the new SURFACE shall be the sole responsibility of the COUNTY. The COUNTY shall, at its sole expense, maintain and replace the remainder of the road inside the RAILWAY'S right-of-way, plus any paving which may be located between the ends of the ties. If such work is required due to replacement of the SURFACE, the COUNTY shall perform such work in accordance with the time and operational requirements of RAILWAY. The COUNTY will give prior notice to RAILWAY of all work to be performed by it at or near the CROSSING SITE and no such work shall be performed by COUNTY without the prior approval of RAILWAY. All work performed by the COUNTY shall be conducted at such times and in such manner as to not interfere or impede the operations of RAILWAY. The RAILWAY shall provide a construction watchman at said CROSSING SITE while work is being performed by the COUNTY under the provisions of this Agreement, at the sole expense of the COUNTY.

11. The COUNTY agrees, acknowledges and understands that the RAILWAY reserves the right to make any changes at any future time in its existing tracks or other facilities, including the installation, maintenance and operation of any additional track or tracks or other facilities on its right-of-way at the CROSSING SITE. The COUNTY agrees to bear the total expense of any changes or additions to the pavement and traffic signal devices, the SURFACE, the WARNING DEVICES or other railroad signalization equipment or new structure at the CROSSING SITE, whether these changes or additions are required by law or order of any public or judicial authority, done voluntarily by the RAILWAY, or requested by the COUNTY.

12. The COUNTY agrees that it will install, maintain and replace all necessary drainage facilities to prevent the accumulation of surface water due to the existence of the CROSSING

SITE. Such facilities must first be approved by the RAILWAY and any governing bodies having jurisdiction thereof and operation of the facilities shall also be subject at all time to their approval. An additional license agreement may be required by the RAILWAY, depending upon the location of such drainage facilities and type, size, depth and other specifications of the proposed facilities, as submitted to the RAILWAY.

13. Lighting facilities adequate to comply with the requirements of the laws of the State of Florida covering illumination of road crossing shall be installed, maintained and replaced at or near this CROSSING SITE by and at the sole cost of COUNTY.

14. Facilities at or near the CROSSING SITE that are not specifically covered by this Agreement, including but not limited to pedestrian walkways, may not be constructed by COUNTY at or near the CROSSING SITE without the prior written approval of RAILWAY, which approval is in RAILWAY'S sole discretion. The cost and liability for such facilities, including but not limited to claims for personal injury or death or damage to property of any person or persons whomsoever, shall be the sole responsibility of COUNTY.

15. If at any time RAILWAY, at COUNTY'S request, performs work required to be performed by COUNTY hereunder, the cost and liability for such work, including but not limited to claims for personal injury or death or damage to property of any person of persons whomsoever, shall be the sole responsibility of COUNTY.

16. The COUNTY further covenants to pay the RAILWAY, within sixty (60) days after presentation of the same, all bills submitted by Railway including maintenance bills as set forth in Paragraph 9 above and all bills for electricity for the lighting and illumination of the CROSSING SITE if same are provided by Railway.

17. At the termination of this Agreement for any cause, or upon termination of the COUNTY'S use of the CROSSING SITE as herein described, all rights of the COUNTY shall terminate and the COUNTY shall remove, under the RAILWAY'S supervision and direction, at COUNTY'S entire cost and expense, said road and all non-RAILWAY owned improvements placed upon the RAILWAY'S right-of-way and restore the ground to its original condition.

18. The COUNTY shall indemnify, defend and hold harmless RAILWAY for assessments or other charges of any kind whatsoever against the RAILWAY at any time for any portion of public improvements installed on or within two hundred (200) feet of the CROSSING SITE arising out of the existence of the CROSSING SITE.

19. The COUNTY shall not in any way, or at any time, interfere with or obstruct RAILWAY'S right-of-way, the movement of RAILWAY'S trains and other railroad operations, or interfere with the RAILWAY'S use thereof, or the use thereof by RAILWAY'S assigns, invitees, lessees or licensees.

20. The COUNTY shall indemnify, defend and hold harmless RAILWAY it's affiliates, officers, directors and employees from any and all suits, claims, liability, losses, damages, expenses and costs (including reasonable attorneys fees) incurred by or asserted against RAILWAY whether for personal injury or death or damage to property of any person or persons whomsoever, relating to, resulting from or arising out of the construction, installation, maintenance or replacement of the CROSSING SITE by RAILWAY, the performance of work by RAILWAY required to be performed by COUNTY hereunder, or the use of the CROSSING SITE or COUNTY facilities, including but not limited to pedestrian walkways, at or near the CROSSING SITE and **regardless of whether such injury or damage is caused or alleged to be caused, in whole or in part, by the negligence of RAILWAY.** Notwithstanding the

foregoing, the COUNTY shall have no indemnification obligation for the intentional, wrongful acts of RAILWAY.

The COUNTY will include in any contract which it may let for the whole or part of any work to be performed hereunder by or for the COUNTY, each and every one of the terms and conditions included on the document entitled "FLORIDA EAST COAST RAILWAY, L.L.C. INSURANCE REQUIREMENTS" attached hereto and made a part hereof as Exhibit D.

21. (A) COUNTY, at its own cost and expense, when performing any work in connection with the CROSSING SITE shall request RAILWAY to furnish any necessary construction watchmen for the protection of RAILWAY'S employees, property and train operations. RAILWAY shall be notified at least one (1) week in advance of the performance of any work in connection with the CROSSING SITE.

(b) In addition to, but not in limitation of any of the foregoing provisions, if at any time RAILWAY should deem it necessary to place construction watchmen for the protection of any person or property, during the construction, maintenance, repair, alteration, renewal, or removal at the CROSSING SITE, RAILWAY shall have the right to place such construction watchmen, or other persons at the sole cost and expense of the COUNTY. Upon receipt of a bill from RAILWAY, COUNTY shall promptly pay RAILWAY the full cost and expense of such construction watchmen. The furnishing or failure to furnish construction watchmen, or other persons by the RAILWAY under this paragraph, however, shall not release COUNTY from any and all other liabilities assumed by COUNTY under the terms of this Agreement, including its obligations under Paragraph 20 hereof. The COUNTY shall give the RAILWAY one (1) week's advance written notice when it or its contractor or anyone claiming under this Agreement proposes to enter upon the CROSSING SITE to perform work under this Agreement in order that

proper warning may be provided for trains. In emergency Situations COUNTY shall give the RAILWAY telephonic notice. The COUNTY further agrees that at all times its personnel or agents are on the property of the RAILWAY, they will be accompanied by a RAILWAY representative and any cost involved will be borne by the COUNTY.

22. After the SURFACE and WARNING DEVICES have been installed and all other work to be performed by the RAILWAY under this Agreement has been completed and found to be in satisfactory working order by the RAILWAY, the RAILWAY shall furnish to the COUNTY an invoice showing the final total cost of material, labor and equipment furnished by the RAILWAY, in accordance with the estimate of said cost to the COUNTY to be \$752,007.17 set forth in Exhibit B and COUNTY shall pay such invoice no later than sixty (60) days from the date thereof.

23. Installation, maintenance and replacement of any and all railroad advance warning signs and pavement markings on any road approaching the CROSSING SITE shall be the sole responsibility and cost of the COUNTY, and at its sole expense.

24. The COUNTY shall promptly pay RAILWAY all charges for replacement, repair or otherwise of the CROSSING SITE within sixty (60) days of the date of invoice. Failure to promptly pay to RAILWAY amounts billed as due under this Agreement shall constitute default by the COUNTY.

25. The COUNTY hereby acknowledges that it has been notified that its personnel will or may be working in an area containing active fiber-optic transmission cable as well as other cables and other facilities.

26. If any provision or provisions of this Agreement shall be held to be invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired thereby.

27. This Agreement will be governed by the laws of the State of Florida. It constitutes the complete and exclusive statement of the Agreement between the parties which supersedes all proposals, oral or written, and all other communications between the parties related to the subject matter of this Agreement. Any future change or modification of this Agreement must be in writing and signed by both parties.

28. It is understood by and between the respective parties hereto that this License Agreement cancels and supersedes any other License Agreements between the Railway and the County with respect to the matters contained herein, and more specifically, the existing License Agreement between the Railway and the County dated May 23, 1995.

IN WITNESS WHEREOF, the RAILWAY and the COUNTY have caused this instrument to be executed in their corporate names and respective seals to be hereunto affixed in duplicated the day first hereinafter written by their undersigned official's thereunto lawfully authorized.

Signed, sealed and
Delivered in the presence of:

Witnesses as to RAILWAY

FLORIDA EAST COAST RAILWAY, L.L.C.,
a Limited Liability Company

By: _____ (Seal)

ATTEST: _____
Assistant Secretary

DATE: _____

INDIAN RIVER COUNTY, a political
Subdivision of the State of Florida

By: _____

Title: _____

Attest: _____

Title: _____

Date: _____

Witnesses as to COUNTY

LICENSE AREA

March 21, 2017

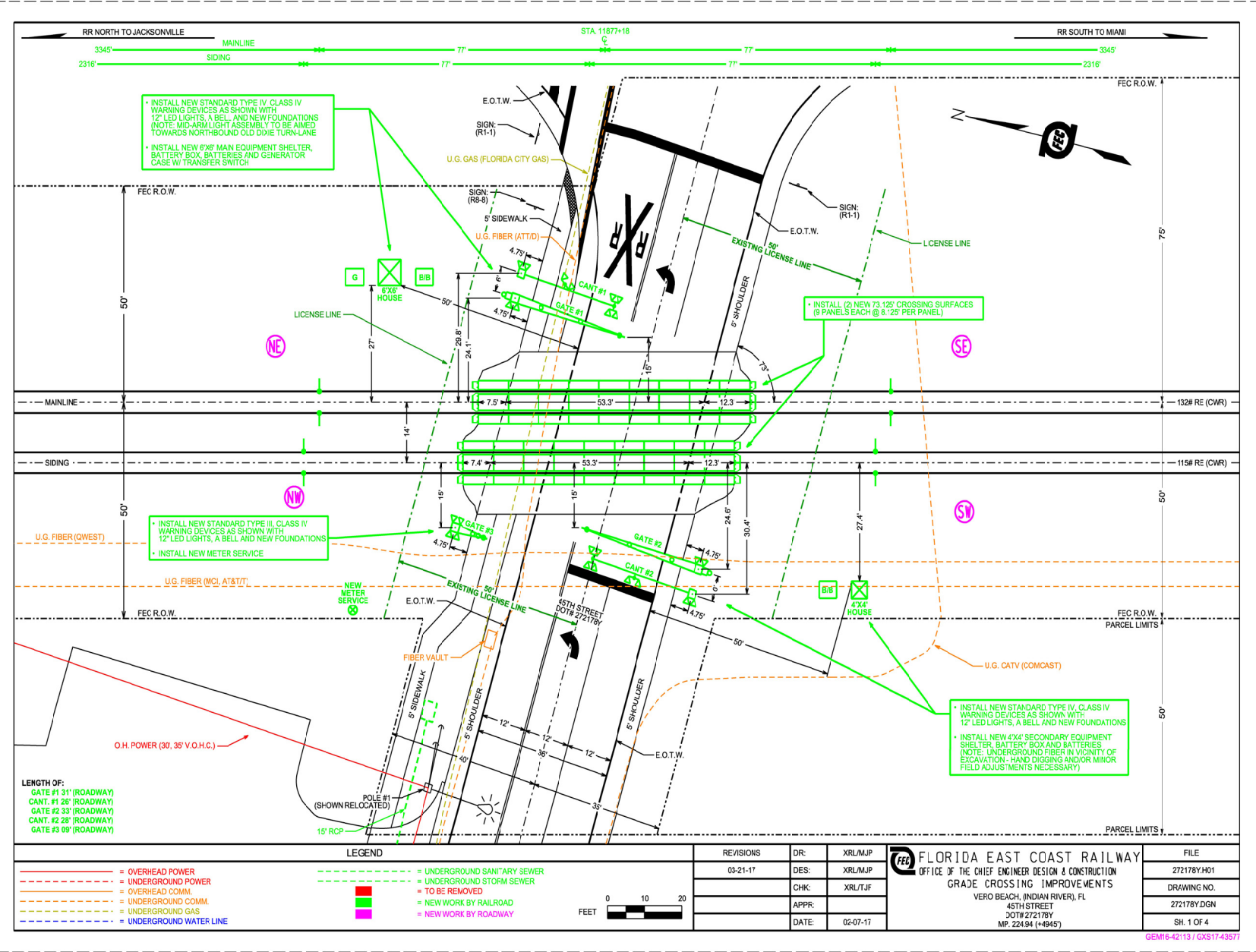
File: 224/4945

45th Street – MP 224+4945' – FDOT#272178Y

AN IRREGULAR PARCEL OF LAND WITH UNIFORM WIDTH OF ONE HUNDRED (100) FEET (50 FEET NORTHERLY AND 50 FEET SOUTHERLY), AND EXTENDING ACROSS THE RIGHT-OF-WAY AND LEAD TRACK OF THE RAILWAY, AS WELL AS AND INCLUDING AN ADJOINING SEGMENT ALONG THE WEST RAILWAY RIGHT OF WAY EXTENDING 70 FEET IN WIDTH WESTERLY, AND A TOTAL LENGTH OF 75 FEET (40 FEET NORTHERLY, AND 35 FEET SOUTHERLY) FROM THE ROADWAY CENTERLINE AT NW 45TH STREET IN VERO BEACH, FLORIDA, WITH LONGITUDINAL CENTERLINE OF SAID PARCEL LOCATED FOUR THOUSAND NINE HUNDRED FORTY-FIVE (4,945) FEET SOUTHERLY FROM THE RAILWAY'S MILE POST NO. 224, AS MEASURED FROM JACKSONVILLE, FLORIDA, SAID RIGHT-OF-WAY HAVING A TOTAL WIDTH OF ONE HUNDRED (100) FEET AT THIS LOCATION BEING ONE HUNDRED (100) FEET IN WIDTH ON THE NORTH AND SOUTH SIDE OF THE CENTERLINE OF THE MAIN TRACK.

EXHIBIT "A"

EXHIBIT "A"



LENGTH OF:
 GATE #1 31' (ROADWAY)
 CANT. #1 28' (ROADWAY)
 GATE #2 33' (ROADWAY)
 CANT. #2 28' (ROADWAY)
 GATE #3 09' (ROADWAY)

| | | | |
|-------|--------------------------|-----|------------------------------|
| — | = OVERHEAD POWER | --- | = UNDERGROUND SANITARY SEWER |
| - - - | = UNDERGROUND POWER | --- | = UNDERGROUND STORM SEWER |
| - - - | = OVERHEAD COMM. | --- | = TO BE REMOVED |
| - - - | = UNDERGROUND COMM. | --- | = NEW WORK BY RAILROAD |
| - - - | = UNDERGROUND GAS | --- | = NEW WORK BY ROADWAY |
| - - - | = UNDERGROUND WATER LINE | --- | |

| | | |
|-----------|-------|----------|
| REVISIONS | DR: | XRL/MJP |
| 03-21-17 | DES: | XRL/MJP |
| | CHK: | XRL/TJF |
| | APPR: | |
| | DATE: | 02-07-17 |

FEL FLORIDA EAST COAST RAILWAY
 OFFICE OF THE CHIEF ENGINEER DESIGN & CONSTRUCTION
 GRADE CROSSING IMPROVEMENTS
 VERO BEACH, (INDIAN RIVER), FL
 45TH STREET
 30T#272178Y
 MP. 224.94 (+4945)

| | |
|-------------|-------------|
| FILE | 272178Y:H01 |
| DRAWING NO. | 272178Y:DGN |
| SH | 1 OF 4 |

GEM16-42113 / GKS17-43577



Estimate No.: 272178Y - 09/19/2017

Florida East Coast Railway
(FEC)
 GIFFORD, (Indian River), FL
 45th STREET

DOT# : 272178Y
 RR MP.: 224+4945'

RAILROAD # : 2285343
 XORAIL# : GEM16-42113

Summary

| | |
|---|---------------------------|
| CROSSING WARNING SYSTEM (Includes all design, requisition, labor, materials, shop wiring, and installation) | \$534,283.88 |
| CROSSING SURFACE/RESURFACE (Includes all design, requisition, labor, materials, and installation) | \$178,723.29 |
| TRACK GRADE AND REHABILITATION (Includes all design, requisition, labor, materials, and installation) | \$0.00 |
| RAILROAD ENGINEERING (Includes RAILROAD Labor for Reviewing Engineering Authorizations, Field Inspections and Administrative Labor) | \$2,500.00 |
| PRELIMINARY ENGINEERING (Phase 1) (Includes CONTRACT Labor for all Engineering, Agency Coordination, and Project Management) | \$10,000.00 |
| AGREEMENTS & APPROVALS (Phase 2) (Includes CONTRACT Labor for all Engineering, Agency Coordination, and Project Management) | \$5,000.00 |
| CONSTRUCTION ENGINEERING (Phase 3) (Includes CONTRACT Labor for all Engineering, Agency Coordination, and Project Management) | \$9,000.00 |
| CONSTRUCTION ENGINEERING INSPECTION (CEI) (Estimated Construction Engineering Inspection cost based on 5 days @ \$1,500.00 per day) | \$7,500.00 |
| AC POWER SERVICE (Includes all Power Service Charges not included in other costs) | \$5,000.00 |
| OTHER (Description Required) | \$0.00 |
| TOTAL ESTIMATE COST | \$752,007.17 (USD) |
| IRC Pre-Payment (PE) 6/23/2016 Check# 341063 | -\$7,500.00 |
| IRC Pre-Payment (PE) 12/29/2016 Check# 348208 | -\$10,000.00 |
| REMAINING ESTIMATED COST | \$734,507.17 |

DATE: 09/19/2017

RESPONSIBLE PARTY:

Name: **INDIAN RIVER COUNTY**
 Number: **IRC Project No. 1355**
 Contact: **James W. Ennis, P.E. - County Engineer**

NOTE : This Estimate has been prepared based on site conditions, anticipated work duration periods, material prices, labor rates, manpower, resource availability, and other factors known as of the date prepared. The actual cost for Railroad work may differ based upon the agency's requirements, their contractors work procedures, and/or other conditions that become apparent once construction commences or during the progress of the work. If any extended time elapses from the date of this Estimate, the Railroad will reserve the right to update the estimate to current price values, and require agency's approval before any work by Railroad will commence.

EXHIBIT "B"

**SCHEDULE OF ANNUAL COST OF AUTOMATIC
HIGHWAY GRADE CROSSING TRAFFIC CONTROL DEVICES**

Annual Maintenance Cost Exclusive of Installation

| <u>CLASS</u> | <u>DESCRIPTION</u> | <u>COST*</u> |
|--------------|--|--------------|
| I | 2 Quadrant Flashing Signals – One Track | \$2,386.00 |
| II | 2-Quadrant Flashing Signals – Multiple Tracks | \$3,158.00 |
| III | 2-Quadrant Flashing Signals and Gates – One Track | \$3,600.00 |
| IV | 2-Quadrant Flashing Signals and Gates – Multiple Tracks | \$4,520.00 |
| V | 3 or 4-Quadrant Flashing Signals and Gates – One Track | \$7,116.00 |
| VI | 3 or 4-Quadrant Flashing Signals and Gates – Multiple Tracks | \$8,930.00 |

AUTHORITY: FLORIDA ADMINISTRATIVE RULE: 14-57.011
Public Railroad- Highway Grade Crossing Costs

F. A. RULE EFFECTIVE DATE: July 22, 1982

GENERAL AUTHORITY: 334.044, F. S.

SPECIFIC LAW IMPLEMENTED: 335.141, F. S.

*This schedule was effective July 1, 2016, and will be reviewed every 5 years and revised as appropriate based on the Consumer Price Index for all Urban Consumers published by the U.S. Department of Labor.

EXHIBIT "C"

FDOT-Type-Class
Page 1 of 1

FLORIDA EAST COAST RAILWAY, L.L.C. INSURANCE REQUIREMENTS

A. Liability Insurance. During the Term of this Contract, Contractor shall purchase and maintain: (i) Commercial General Liability Insurance (“CGL”), with contractual liability covering obligations assumed in this Contract (including any agreements entered into between the parties pursuant hereto) by Contractor, providing for available limits of not less than \$6,000,000 single limit, bodily injury and/or property damage combined, for damages arising out of bodily injuries to or death of all persons in each occurrence and for damage to or destruction of property, including the loss of use thereof, in each occurrence, including Federal Employers Liability Act claims (“FELA”) against the FECR, or other liability arising out of or incidental to railroad operations; (ii) at FECR’s option, Contractor will obtain a policy of Railroad Protective Liability with liability limits of \$2,000,000 per occurrence, \$6,000,000 aggregate with FECR as the only named insured.(iii) Statutory Workers’ Compensation, Employer’s Liability Insurance with available limits of not less than \$1,000,000 and Occupational Disease Insurance; (iv) if any motor vehicles are used in connection with the Services to be performed hereunder (or in connection with any agreements entered into between the parties pursuant hereto), Business Automobile Liability Insurance with limits of not less than \$1,000,000 single limit, bodily injury and/or property damage combined, for damages to or destruction of property including the loss of use thereof, in any one occurrence; and (v) if professional services are being rendered by Contractor, Professional Liability coverage in an amount not less than \$1,000,000. If, in FECR’s opinion, a higher limit of liability is necessary for any insurance policy required hereunder, FECR shall so notify Contractor and Contractor shall, within thirty (30) days of receipt of such notice, provide a copy of the endorsement to the appropriate policy increasing the liability coverage to the required limit. Such insurance will include a minimum of two years’ tail coverage necessary to cover claims occurring during the Term but which may not be brought until after termination of this Contract.

B. Policy Requirements. All insurance required hereunder shall be affected by valid and enforceable policies issued by insurer(s) of financial responsibility and authorized to do business in all necessary states, all subject to the reasonable prior approval of FECR. Contractor’s liability insurance policies shall name FECR, its parent, affiliates and subsidiaries as additional insureds and will not have any exclusion for liability relating to railroad operations or contractual liability for construction or demolition within fifty (50) feet of FECR’s tracks by endorsement. Contractor’s Workers’ Compensation and property insurance policies shall include waivers of subrogation rights endorsements in favor of FECR. All policies shall contain a provision for thirty (30) days’ written notice to FECR prior to any expiration or termination of, or any change in, the coverage provided. Contractor shall provide FECR with at least thirty (30) days’ written notice prior to such expiration, termination or change in any insurance coverage. Insurance Company must be issued by a casualty company/insurance company authorized to do business in the State of Florida that has a “Best’s” rating of A or A+ and a financial category size of Class XII or higher. Prior to any entry upon FECR property pursuant to this Contract and upon FECR’s request thereafter, Contractor shall provide or shall cause its insurer or insurance agent to provide FECR with a certificate of insurance certifying the liability insurance policies in effect for the Term of this Contract. The liability assumed by Contractor under this Contract, including, but not limited to, Contractor’s indemnification obligations, shall not be limited to the insurance coverage stipulated herein.

EXHIBIT “D”