

Shared Use Agreement for Parking Facilities

This Shared Use Agreement for Parking Facilities, entered into this 25th day of February 2025, between Jack Pine Brewery LLC, hereinafter called JPB and Family Chiropractic Clinic, hereinafter called FCC.

In consideration of the covenants herein, JPB and FCC agree to share parking facilities, as is situated in the City of Baxter, County of Crow Wing and State of Minnesota, hereinafter called the facilities.

The facilities shall be shared commencing with the signing of this Agreement.

The parties agree:

1. USE OF FACILITIES

The two parties agree to share the use of all parking stalls, as deemed necessary by the respective businesses. The premise of this agreement is that peak parking needs of each business is compliment of each other and will not interfere with normal business traffic at either location.

2. MAINTENANCE

There will be no shared maintenance between the two parties for their respective lots.

3. UTILITIES and TAXES

There will be no shared utilities or taxes between the two parties for their respective lots.

4. SIGNAGE

FCC will permit the use of temporary signs to signal overflow parking options for JPB patrons for special events, if needed.

5. ENFORCEMENT

There are no specific enforcement needs for this shared parking agreement.

6. COOPERATION

JPB and FCC agree to cooperate to the best of their abilities to mutually use the facilities without disrupting the other party. The parties agree to meet as needed to work out any problems that may arise to the shared use.

7. INSURANCE


There are no additional insurance requirements set forth in this agreement.

9. TERMINATION

Either party may, in its sole discretion terminate this agreement without further liability by the other party not less than 30 days prior written notice.


IN WITNESS WHEREOF, the parties have executed this Agreement as of the Effective Date Set forth at the outset hereof.

JACK PINE BREWERY, LLC

By: 
Name: Patrice Sundberg
Title: President

Date: 2/25/25

FAMILY CHIROPRACTIC CLINIC

By: 
Name: Josh Holbeck
Title: Owner

Date: 3/4/25