

ROCHELLE MUNICIPAL
UTILITIES DARK FIBER LICENSE
AGREEMENT

This Dark Fiber License Agreement (“Agreement”) is made as of this __th day of March, 2022 (“Effective Date”) by and between the City of Rochelle, acting through the Rochelle Municipal Utilities (“Licensor” or “RMU”), and Illinois Fiber Ventures, Inc., an Illinois corporation (“Licensee”) for the purpose of establishing the terms and conditions under which Licensor will license the use of certain Dark Fibers (referred to herein as the “Licensed Fibers”) to Licensee.

RECITALS

- A. Licensor owns and operates a fiber optic network (the “RMU Network”), on which it licenses the use of excess Dark Fiber to third parties from time to time. As used in this Agreement, “Dark Fiber” means a solid core of optical transmission material without the equipment necessary to transmit signal communications.
- B. Licensee seeks to use the Dark Fiber strands set forth on Exhibit A which are owned by Licensor, pursuant to the terms of this Agreement.
- C. Licensor is willing to grant Licensee the use of such Dark Fiber along the routes described in Exhibit A in exchange for certain payments to Licensor by Licensee and pursuant to the terms of this Agreement.

Licensor and Licensee hereby agree as follows:

1. **License Granted.**

- a. Subject to the terms of this Agreement, Licensor hereby grants Licensee a revocable and exclusive license authorizing Licensee to use the Dark Fiber strands as set forth on Exhibit A (the “Licensed Fibers”), which are installed between the routes as shown on Exhibit A-1. The parties shall mutually agree upon a specific location for the fiber termination point within the Rochelle Municipal Utilities Technology Center (the “Technology Center”), located at 910 Technology Parkway, Rochelle, Illinois. Licensee’s right to use the Licensed Fibers shall, at all times, be subordinate to Licensor’s obligation to provide a safe and reliable supply of electricity to its customers.
- b. Nothing in this Agreement shall be deemed to grant, convey, create, or vest an interest or estate in land or specific personal property in Licensee, including any fee, leasehold interest, easement, or any franchise rights.
- c. Nothing contained in this Agreement shall be construed as affecting in any way Licensor’s unilateral rights over the Licensed Fibers and the RMU Network.

2. **Services.**

- a. Licensor shall have the exclusive right to install, operate, and maintain the Licensed Fibers. The installation of the Licensed Fibers shall be completed in accordance with the National Electric Safety Code and all other applicable safety codes and rules.
- b. Licensor shall provide Licensee a fiber optic termination point at the Technology Center. Licensor shall provide any necessary fiber termination racks and conduit. The fiber termination rack shall be considered the demarcation point between Licensor's and Licensee's equipment. Licensor shall be responsible for the operation and ordinary maintenance and repair of the Licensed Fibers in accordance with the provisions set forth in Exhibit B.
- c. In the discharging by Licensor of its rights and obligations regarding the Licensed Fibers, Licensee expressly acknowledges that Licensor will give primary consideration to those actions or inactions which it judges necessary or desirable for the proper, safe, and efficient operation of its electric distribution system.

3. **Installation and Access.** [INTENTIONALLY OMITTED]

4. **RMU Network Outages.**

- a. **Emergency Numbers.** Licensor will provide Licensee with a current list of emergency telephone numbers that can be reached seven (7) days per week, twenty-four (24) hours per day for emergency restoration of service outages.
- b. **Restoration of Service.** In the event of a storm or accident or other like event that causes damage to the RMU Network and Licensor's electric power distribution system, Licensor shall have the right to restore electric service to its customers before undertaking repairs to the RMU Network, as Licensor deems necessary in its sole discretion. At such time as Licensor undertakes repair of the RMU Network, any active fibers will be restored to service on a priority basis.
- c. **Restoration of Active Fibers.** Except as provided in Paragraph 4(b), Licensor shall use its best efforts to commence correction of fiber interruption in accordance with the terms of Exhibit B, restore service to any damaged active Licensed Fibers as soon as reasonably practicable once Licensor has actual knowledge of such outage and shall notify Licensee within one (1) hour of service restoration. Licensee shall supply Licensor with the name and telephone contact number for purpose of this notification.

- d. **Refund.** Licensee will be entitled to a prorated refund of the License Fee for the period of time that each Licensed Fiber is out of service as a result of damage to the RMU Network beginning twenty-four (24) hours after Licensor has actual knowledge of such outage, until the time that such Licensed Fiber is restored to service. For example, if all of the Licensed Fibers were out of service for forty-eight (48) hours, then the refund would be 1/365th of the annual license fee then in effect. In no event shall the amount of the refund exceed the total annual License Fee then in effect.

5. **Fees and Charges.**

- a. Licensee shall pay Licensor a monthly license fee in the amount of \$375.00 for the Licensed Fibers. Licensee will be leasing a total of one pair of Licensed Fiber at the inception of this Agreement, as described in Exhibit A. The license fee shall be for the operation and maintenance of the Licensed Fibers. The first payment shall be due no later than the April 1, 2022 and shall be prorated as necessary. Each subsequent monthly payment shall be due by the first day of month. On April 1st of each subsequent year of this Agreement, the monthly license fee shall increase by THREE (3%) PERCENT.
 - b. Licensee shall pay to Licensor a splice fee in the amount of Five Hundred Dollars (\$500) for each splice. Licensor shall invoice Licensee for the splice fee, if necessary.
 - c. Licensee shall reimburse Licensor on a time and materials basis for any modification or equipment relocation requests that Licensee makes of Licensor. Licensor shall invoice Licensee for such work.
 - d. All invoices must be paid within thirty (30) days of the date of such invoice and in accordance with their terms without setoff or deduction. In the event that Licensee fails to pay any amounts owed to Licensor when due, Licensee shall pay to Licensor a late fee on the total payment due of one and one-half percent (1.5%) per month.
6. **Term.** This Agreement shall commence on the Effective Date, and, if not terminated in accordance with other provisions of this Agreement, shall continue in effect for an initial term of five (5) years. Provided that Licensee is not then in default under this Agreement or any other agreement between the parties, Licensee shall have the option to renew the term of this Agreement for an annual license made in accordance with three (3%) percent annual escalation set forth in Section five (5) of this Agreement, and upon other terms and conditions mutually agreeable to the Parties, one of which shall be the requirement for Licensee to renew or execute an amendment to this Agreement, reflecting such terms and conditions. The option to renew shall be applicable for one additional term of five (5) years. Licensee shall exercise the option by giving written notice of its election to Licensor at least ninety (90) days prior to the expiration of the initial term.
7. **Default/Termination.** Either party may terminate this Agreement by giving the other party thirty (30) days written notice in the event any of the following occur:

- a. Licensee fails to pay the license fee or the splice fee or any other sums owed to Licensor when due and does not cure that default within thirty (30) days after written notice thereof by Licensor.
 - b. Licensor or Licensee defaults in the performance of any non-monetary term of this Agreement and does not cure that default within thirty (30) days after written notice thereof by the non-defaulting party, provided that such period shall be extended as reasonably necessary in the event that the defaulting party is proceeding in good faith with due diligence to cure such default but is unable to do so within thirty (30) days.
 - c. Licensor's grant of this license or Licensee's use of the Licensed Fibers becomes illegal under any applicable federal, state, or local law, rule, or regulation.
8. **Ownership.** At all times, the ownership and rights of possession to the Licensed Fibers, conduit, termination racks, and all other Licensor-installed equipment shall remain in Licensor, and Licensee shall have no ownership interest therein.
9. **Insurance.**
- a. **General.** At all times during the term of this Agreement, Licensee shall keep in force and effect all insurance policies as outlined below, issued by a company or companies licensed, authorized or permitted to do business in the State of Illinois and reasonably satisfactory to Licensor. Such insurance will be primary. Prior to the execution of this Agreement and within fifteen (15) days of each insurance policy expiration date during the term of this Agreement, Licensee shall furnish Licensor with a certificate of insurance and, upon request. Upon receipt of notice from its insurer(s) Licensee will use commercially reasonable efforts to provide Licensor with thirty (30) days advance notice of cancellation of insurance during the term of this Agreement. The City of Rochelle and all of its elected officials, officers, departments, employees, including RM and, its employees, (collectively, "Additional Insureds") shall be included as Additional Insureds as their interest may appear under this Agreement under all of the policies, except for the workers' compensation and employer's liability policies. All policies shall be written on an occurrence, and not on a claims made, basis. Licensee shall defend, indemnify and hold harmless the Additional Insureds from and against payment of any deductible and payment of any premium on any policy required under this Agreement.
 - b. **Commercial General Liability Insurance.** Policy will be written to provide coverage for, but not limited to, the following: premises and operations, products and completed operations, personal and advertising injury, broad form property damage, independent contractor's coverage and coverage for property damage from perils of explosion, collapse or damage to underground utilities (commonly known as XCU coverage). Limits of liability \$5,000,000 general aggregate, \$5,000,000 products/completed operations aggregate, \$5,000,000 each occurrence for bodily

injury and property damage.

- c. [Intentionally Omitted].
 - d. Automobile Liability Insurance. Commercial automobile policy covering all owned, hired and non-owned private passenger autos and commercial vehicles. Limits of liability of \$1,000,000 combined single limit each accident for bodily injury and property damage.
 - e. Workers' Compensation and Employers' Liability Insurance. Statutory workers' compensation benefits and employers' liability insurance with a limit of liability \$1,000,000 each accident/disease/policy limit.
 - f. Property Insurance. Licensee will be responsible for maintaining property insurance on its property and equipment associated with its use of the Licensed Fibers to fully protect against hazards of fire, vandalism and malicious mischief, and such other perils as are covered by policies of insurance commonly referred to and known as "extended coverage" insurance or self-insure such exposures. To the extent covered by property insurance, Licensee hereby releases Licensor from and waives all rights against Licensor for any loss or damage to property caused by fire or other peril if the property is insured for such loss or damage in any policy of insurance except if such loss or damage is caused by the fault or negligence of Licensor or anyone for whom Licensor is responsible.
10. **Indemnification.** Licensee is responsible for all actions it takes or causes to be taken in connection with its use of the Licensed Fibers. As a condition of using the Licensed Fibers, Licensee agrees to defend, indemnify and hold harmless the City of Rochelle and all of its elected officials, officers, departments, agencies, commissioners, council members, board members, representatives, employees, agents, and contractors, including RMU, its employees, Commission members, agents, and contractors (collectively, "Licensor Indemnified Parties") against any and all liability, claims, costs, fines, penalties, damages, expenses (including reasonable attorney fees of counsel selected by Licensor and all other costs and expenses of litigation), demands, lawsuits or disputes (collectively, "Licensor Claims") arising in any way from Licensee's use of the Licensed Fibers, any activities of Licensee under this Agreement, or Licensee's breach of any warranty, representation, obligation or other provision of this Agreement, except to the extent any such Licensor Claims arise from the negligence or intentional misconduct of the Licensor Indemnified Parties. The City of Rochelle and RMU agree to defend, indemnify, and hold harmless Licensee against any and all liability, claims, costs, fines, penalties, damages, expenses (including reasonable attorneys' fees of counsel selected by Licensor and all other costs and expenses of litigation), demands, lawsuits or disputes arising in any way from Licensor's negligence, willful misconduct, or Licensor's breach of any warranty, representation, obligation or other provision of this Agreement.
11. **LIMITATION OF LIABILITY.** UNDER NO CIRCUMSTANCES SHALL EITHER PARTY BE LIABLE TO THE OTHER FOR ANY SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE, OR CONSEQUENTIAL DAMAGES ARISING OUT OF, OR IN CONNECTION WITH, THE LICENSED FIBERS OR THIS AGREEMENT, INCLUDING, BUT NOT LIMITED TO LOSS OF PROFITS OR REVENUE, COST

OF CAPITAL, COST OF REPLACEMENT SERVICES, OR CLAIMS OF CUSTOMERS, WHETHER OCCASIONED BY ANY CONSTRUCTION, RECONSTRUCTION, RELOCATION, REPAIR, OR MAINTENANCE PERFORMED BY OR TO BE PERFORMED BY LICENSOR OR ANY OTHER CAUSE WHATSOEVER.

12. **Lawful Uses.** Licensee agrees to use the Licensed Fibers only for lawful purposes. The transmission of any material in violation of any federal, state, or local laws or regulations is prohibited.
13. **NO WARRANTIES/REPRESENTATION.** EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT, LICENSOR MAKES NO WARRANTIES OR REPRESENTATIONS OF ANY KIND, EXPRESSED OR IMPLIED, WITH RESPECT TO THE LICENSED FIBERS, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ALL OF WHICH WARRANTIES ARE HEREBY DISCLAIMED. THIS DISCLAIMER INCLUDES LOSS OF DATA RESULTING FROM DELAYS, NON- DELIVERIES, MISS-DELIVERIES OR INTERRUPTIONS OF LICENSED FIBERS HOWEVER CAUSED.
14. **Interruption of Licensed Fibers.** Licensee acknowledges that routine maintenance and periodic system repairs, upgrades, and reconfigurations, public emergency or necessity, force majeure, restrictions imposed by law, acts of nature, labor disputes and other situations, including mechanical or electronic breakdowns may result in temporary impairment or interruption of Licensed Fibers and Licensor shall have no liability arising out of service interruptions or impairments.
15. **Licensee's Representations.** Licensee represents and warrants:
 - a. It is a domestic corporation doing business in Illinois and is duly organized and validly existing and in good standing under the laws of the State of Illinois.
 - b. To the extent required by applicable laws, it holds one (1) or more certificates of public convenience and necessity to provide telecommunications services within the State of Illinois, and it agrees to obtain and maintain such regulatory and other certifications during the term of this Agreement.
16. **Responsibility for Signals.** Licensee shall have full responsibility and liability for all signals Licensee transmits over the Licensed Fibers. Licensor shall have no responsibility or liability for any material contained in the signals transmitted by Licensee over the Licensed Fibers, including any liability with respect to the content of what is transmitted or any copyright or other intellectual property right therein.
17. **Responsibility for Taxes.** Licensee shall pay and be responsible for any and all applicable taxes and assessments, general and special, levied and assessed against, or with respect to, or measured by, the Licensed Fibers. Licensee shall be solely responsible for payment of any sales or use tax, business, income, or franchise tax, or

similar tax imposed by any governmental authority because of Licensee's use of the Licensed Fibers.

18. **No Liens.** Licensee shall not do anything which might cause or result in and shall not permit the filing of a lien against any part of the RMU Network.
19. **Interference or Degradation of Service.** Licensee agrees that any of its equipment connected to the RMU Network shall be tested before use to assure that transmissions over the Licensed Fibers will not degrade or interfere with any service or use of the RMU Network by others. Licensee agrees that it will not use the Licensed Fibers in a manner that will interfere with or degrade any service or use provided via the RMU Network.
20. **Assignment.** Licensee shall not assign or transfer this Agreement or any of its rights or obligations under this Agreement, in whole or in part, without the prior written consent of Licensor, except that consent is not required with respect to a merger or sale of all or substantially all of Licensee's assets provided that Licensee provides notice to Licensor, provided that Licensee provides Licensor within 90 days of the closing of the merger or sale of all or substantially all of Licensee's assets. Consent to an assignment or transfer shall be conditioned upon the assignee or transferee and assuming in writing all obligations of Licensee arising under this Agreement. Notwithstanding any assignment or transfer, Licensee shall remain fully liable on this Agreement and shall not be released from performing any of the terms, covenants or conditions of this Agreement without the express written consent to the release of Licensee by Licensor.
21. **No Sublicense.** Licensee may not sublicense the use of any Licensed Fibers without written notice to and the consent of Licensor. Licensor shall not unreasonably withhold consent to the sublicensing of its Licensed Fibers.
22. **Entire Agreement/Amendments.** This Agreement contains the entire agreement between the parties regarding the subject of this Agreement. This Agreement may not be amended, altered or modified except by written agreement signed by both Parties to this Agreement.
23. **Notices.** All notices, requests, demands, and other communications hereunder shall be given in writing and shall be personally delivered; or sent to the parties at their respective addresses by registered or certified U.S. mail, return receipt requested and postage prepaid, or by private overnight mail courier service. The respective addresses to be used for all such notices, demands, or requests are as follows:

If to Licensor: Rochelle Municipal Utilities
 ATTN: Director of Advance Communications
 CC: City of Rochelle City Manager
 333 Lincoln Highway
 Rochelle, IL 61068

If to Licensee: Illinois Fiber Ventures, Inc.
Attn: Wendy Thompson
P.O. Box 755
Sycamore, Illinois 60178

24. **Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to its conflict of law provisions.
25. **Severability.** If any provision or portion thereof of this Agreement is or becomes invalid under any applicable statute or rule of law, and such invalidity does not materially alter the essence of this Agreement to either Party, such provision shall not render unenforceable this entire Agreement but rather it is the intent of the Parties that this Agreement be administered as if not containing the invalid provision. In the event, however, that the invalidity does materially alter the essence of this Agreement, the Parties shall use diligent efforts to arrive at a written amendment regarding appropriate modifications to the Agreement.
26. **Incorporation of Exhibit/Recitals.** Exhibit A and Exhibit A-1 and all of the recitals above are incorporated into and form part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in duplicate on the day and year first written above.

Licensor:

Name: _____

Title: _____

Date: _____

Licensee:



Name: Marc Thorson

Title: Exec Director – NIU

Date: 2/25/2022

Exhibit A
LICENSED FIBERS

- 2 fibers (1 pair) running from 910 Technology, Rochelle, Illinois to 380 IL-38 East, Rochelle, Illinois

Exhibit A-1
DEPICTION OF FIBER ROUTES

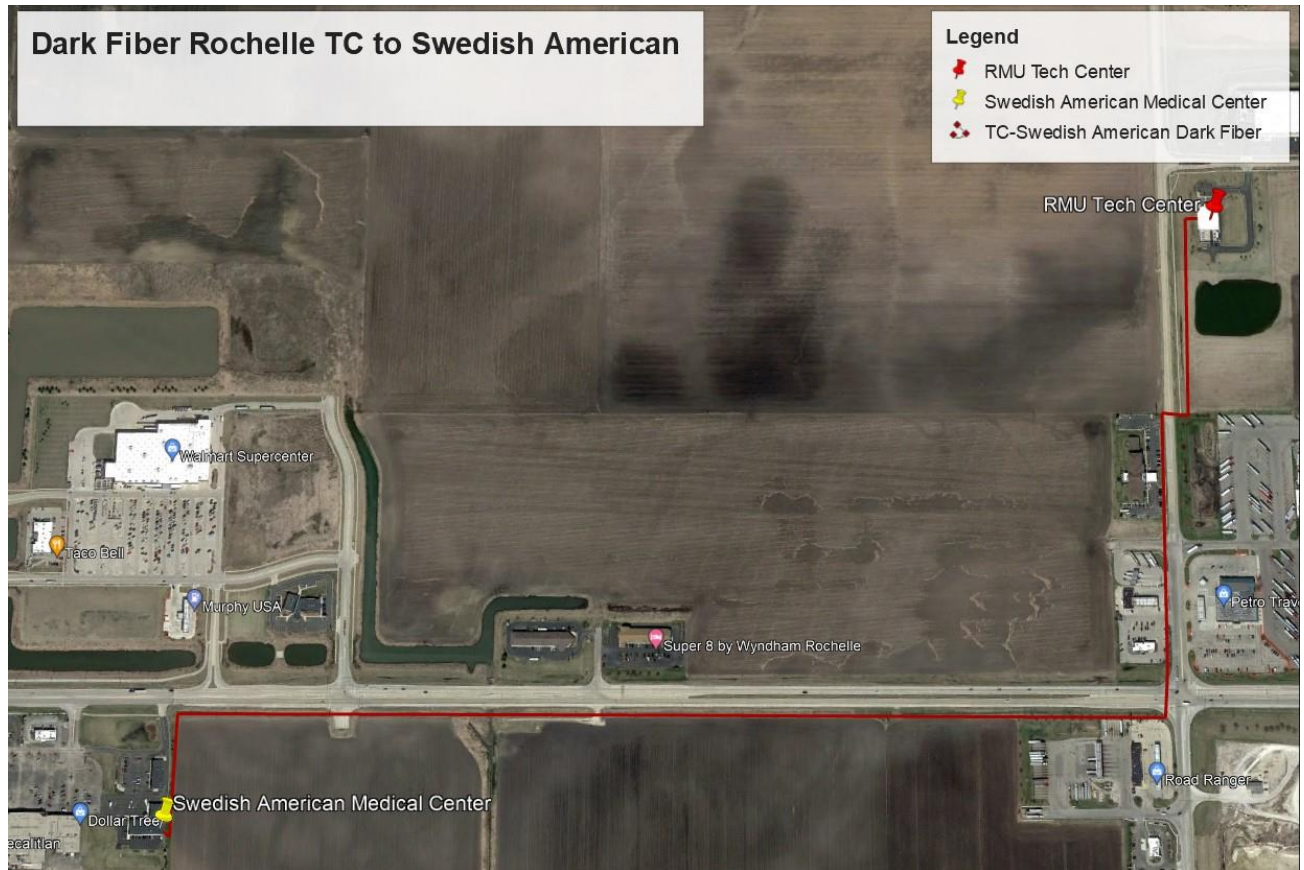


EXHIBIT B – MAINTENANCE PROCEDURES

LICENSED FIBERS MAINTENANCE AND REPAIR PROCEDURES

Licensor performs preventive maintenance on the Licensed Fibers in accordance with current industry practices. Licensee may be present during the performance of any preventive or reactive maintenance at its own expense. In the event that preventive maintenance is canceled or delayed, Licensor will notify Licensee at the earliest opportunity to reschedule the activity. Preventive maintenance expected to produce any signal discontinuity must be coordinated between the parties at least seven (7) business days prior to the event. Generally, this work is scheduled after midnight and before 6:00 a.m. local time.

Licensor may subcontract any of the maintenance services and require the subcontractor to perform in accordance with the Licensor requirements and procedures. The use of any such subcontractor does not relieve Licensor of any of its obligations to Licensee described in this procedure.

Preventive Maintenance

Preventive maintenance is defined as the routine maintenance and repair of the Licensed Fibers. Licensor performs routine maintenance, repair checks and services, including preventative inspections, as determined necessary by Licensor to maintain the Licensed Fibers within the agreed upon specifications. Normal preventive maintenance activities performed by Licensor include:

- Patrol and monitoring of the Licensor backbone on a regularly scheduled basis
- Regular testing to establish thresholds for quality assurance on the Licensor backbone
- Establishment and operation of a "Call-Before-You-Dig" program
- Perform all required cable locates and record-keeping on the Licensor backbone

Reactive Maintenance

Reactive maintenance is any non-routine maintenance and repair of Licensed Fibers not identified as preventive maintenance, including repairs required as a result of cable cuts or natural or man-made disasters. Reactive maintenance is generally divided into two categories as outlined below:

Emergency reactive maintenance is repair activity performed in response to any of the following:

- Alarm identification by Licensor's NOCC
- Notification by Licensee or notification by third party of any failure
- Interruption or impairment of the Licensed Fibers
- Any event likely to cause the failure, interruption or impairment of the Licensed Fibers

Demand maintenance is repair activity performed in response to any potential integrity-affecting situation so as to prevent any failure, interruption or impairment of the Licensed Fibers.

Licensee will report any failure, interruption or impairment in operation of the Licensed Fibers to Licensor and Licensor will use best efforts to commence correction of such failure, interruption or impairment within two (2) hours of notification by Licensee or otherwise discovering the need for

correction. Within fourteen (14) days of any outage, Licensor will provide a post-mortem report detailing the cause of the outage and the actions taken.