

**LICENSE FOR COCHISE AMATEUR RADIO ASSOCIATION, INC. TO PLACE  
COMMUNICATION EQUIPMENT AND OPERATE EMERGENCY SERVICES  
COMMUNICATIONS ON COCHISE COUNTY'S MICROWAVE TOWERS ON MULE  
MOUNTAIN, BERNARDINO PEAK AND DOS CABEZAS**

This Agreement ("**Agreement**") is entered into between **Cochise Amateur Radio Association, Inc.**, a nonprofit corporation organized under the laws of the State of Arizona ("**CARA**" or "**Licensee**"), whose principal address is P.O. Box 1855, Sierra Vista, AZ 85636-1855, and **Cochise County**, a political subdivision of the State of Arizona, whose address is 1415 W. Melody Lane, Bisbee, Arizona 85603 ("**County**" or "**Licensor**") (collectively, the "**Parties**").

**1. Recitals.**

A. The County owns and operates a communications towers located on Mule Mountain, Bernardino Peak and Dos Cabeza (the "**Towers**").

B. CARA, the representative for the Radio Amateur Civil Emergency Service, has for over 30 years, at no expense to the County, provided critical communications support to the County during emergency situations, including support for the Search and Rescue unit of the Cochise County Sheriff's Office ("**CCSO**") and the Office of Emergency Management ("**OEM**").

C. CARA has also provided valuable communications support to local public safety entities throughout the County.

D. CARA desires and intends to continue to providing emergency communications support to the County and local public safety officers throughout the County.

E. CARA desires to license a portion of the Towers and the real property on which it stands (collectively the "**Property**") from the County for the purpose of providing emergency communications support to the County and local public safety officers on the terms and conditions set forth in this Agreement.

F. The County desires and intends to have CARA continue to provide emergency communications support to the County and local public safety officers throughout the County, and desires to license a portion of the Towers to CARA on the terms and conditions set forth in this Agreement.

G. It is mutually beneficial to the County and CARA for CARA to have use of communications shelters, rack space and tower space for associated radio equipment and antennas at the Towers.

Now, therefore, in consideration of the mutual covenants hereinafter set forth, the parties hereby agree as follows:

**2. Agreement to License the Towers.**

A. Use of Towers. The County hereby grants the Licensee the right to install, maintain, and operate, at Licensee's sole cost and expense, communications shelters, including rack space and tower space, for CARA's associated radio equipment and antennas at the County Towers for the purpose of operating amateur radio repeaters.

B. Placement and Maintenance of Equipment on Towers. CARA shall place equipment on the Towers communications shelters, and antennas on the Towers in the location specified by the County. CARA agrees to comply with all County administrative and technical equipment specifications for the Towers and at no cost to the County maintain all equipment allowed under this Agreement in accordance with manufacturer's specifications, as well as on a non-interfering basis with any County or other user-owned communications equipment co-located at the Towers. CARA agrees to the County's inspections of any of its equipment at any of the Towers at any time.

C. FCC Licenses for Equipment Located at Towers. CARA shall maintain current and up-to-date Federal Communications Commission ("FCC") licenses for all equipment located within the County Towers. Additionally, CARA shall maintain positive control over the repeater stations per FCC Rules and Regulations.

D. Licensee's Access to Towers. Licensee will have 24/7/365 access to the Towers. However, Licensee must provide notice of Towers entry/access to the County at least 24 hours before Licensee's entry/access to the Towers. In the event of an emergency, the 24v hour notice requirement is waived, but Licensee must still notify the County of its entry/access to the Towers within a reasonable time after entry/access. Licensee's authorized technicians are the only persons allowed access to the Towers and

equipment. Licensee's tower climbers will be properly certified and will utilize proper equipment and techniques when climbing and working upon the Towers.

E. Non-Exclusive Use. The rights granted to the Licensee for use of the Towers are not exclusive. The County reserves the right to license the Towers to others, or use the Towers itself, on the condition that any such additional use does not substantially interfere with the Licensee's use of the Towers.

3. Consideration for License. License Fee. There is no license fee. In exchange for the license, CARA shall continue to provide critical communications support to the County during emergency situations, including support for the CCSO's Search and Rescue Unit and the OEM.

4. Term of Agreement. This Agreement shall become effective when signed by all parties, unless terminated earlier as provided hereinbelow. The term of the Agreement shall be one (1) year and shall be automatically renewed for ten (10) successive one (1) year periods, unless either party gives written notice of its intention not to renew at least sixty (60) days before expiration of the current term.

#### 5. Condition of the Towers

A. Current Condition of the Towers. The Licensee has inspected the Tower and related facilities and determined that they are suitable for its purposes. It is expressly understood that the County makes no warranty about the condition of the Towers or its suitability for Licensee's purposes. By entering into this Agreement, the County is not assuming any responsibility to Licensee for maintaining the Towers in any particular condition. The Licensee assumes all responsibility for its equipment, including any damage thereto.

B. Destruction of or Damage to the Towers. If any of the Towers is destroyed or damaged in whole or in part by fire, lightning, windstorm, flood, earthquake, explosion, collapse, aircraft or other casualty; i.) the County shall have the right, but not the obligation to repair or rebuild the Towers, and ii.) the Licensee shall have the right to terminate this Agreement by written notice to the County within thirty (30) days of such destruction or damage.

## **6. Equipment; Utilities.**

A. Title to Equipment; Removal. Title to the equipment that Licensee is installing shall remain Licensee's personal property and are not fixtures. Licensee has the right, and the obligation, to remove all such equipment at its sole expense before expiration or at earlier termination of the Agreement. Licensee shall repair any damage to the Towers (or any of the County's other property) caused by such removal, installation or maintenance.

B. Utilities. The County shall supply the Licensee with electricity and pay for it.

C. Elimination of Interference. Licensee agrees that it will eliminate, in a prompt and timely manner, any interference that its equipment causes with the operations of other users at the Towers, save and except, any users added to the Property after the dating of this Agreement.

D. No Additional Equipment without Consent. Following the initial installation, Licensee agrees not to install additional equipment on the Towers without obtaining the written consent of the County, except to replace faulty equipment with similar equipment.

## **7. Termination.**

A. Termination for Default. If either party fails to perform any of its obligations hereunder, the other party shall provide written notice to the person indicated in Section Ten (10) specifying the failure claimed as a default. If the default is not cured within thirty (30) days after receipt of the notice, or in the case of failures not related to the payment of money, if the defaulting party has not within that time begun action to cure the default and does not thereafter diligently prosecute such action to completion, the other party may terminate this Agreement, as applied to the specific portion of this Agreement to which the failure applies or to the Agreement as a whole if the default applies to the entire Agreement, by delivering to the defaulting party written notice of such termination. If the defaulting party in good faith disputes the existence of a default, it shall initiate appropriate action in a court of competent jurisdiction within the 30-day period and the time to cure shall begin on the date that a final determination is made that a default exists. Notwithstanding the foregoing, in no event shall the time within which Licensee may cure a failure in the payment of money exceed a single, ten (10) day period.

**8. Insurance.** The Licensee shall carry during the term of this Agreement the following insurance: (i.) "All Risk" property insurance which insures the Licensee's property for its full replacement cost; and (ii.) comprehensive general liability of \$1,000,000, with a combined limited for bodily injury and/or Property damage for any one occurrence. Proof of insurance is to be provided by Licensee in the form of an annual Accord Certificate for the Property.

**9. Indemnity.** Each party shall indemnify, defend and hold harmless the other party, its officers, departments, employees and agents from and against any and all suits actions, legal or administrative proceedings, claims, demands or damages of any kind or nature arising out of this Agreement which result from any act or omission of the indemnifying party, its agents, employees or anyone acting under its direction, control or on its behalf, whether intentional or negligent; provided, however, the extent of the foregoing indemnities shall be limited to and determined by the respective fault of each party, its agents, employees and anyone acting under its direction, control or on its behalf, in comparison with others (including but not limited to the other party) who may have contributed to or in part caused any such claim to arise.

**10. Notice.** All notices, requests, demands, rent payments and other communications hereunder shall be in writing and shall be deemed given if personally delivered or mailed, or sent by overnight carrier to the address for notification specified below. Either party may change its address or phone or fax numbers for purposes of this Section by giving notice of such change in the manner provided in this Section.

A. All communication from the County to Licensee concerning the use of the subject property shall be coordinated through Elias Guadalupe, P.O. Box 1855, Sierra Vista, AZ, 85636, [guadalupee@yahoo.com](mailto:guadalupee@yahoo.com), (520) 227-0460. Alternate: Kevin J. White 2452 Mendocino Ct, Sierra Vista, AZ 85635, [Kevin.j.white79@gmail.com](mailto:Kevin.j.white79@gmail.com), (520) 234-7793, or such other individual as Licensee may designate in writing.

B. All communication from Licensee to County concerning the use of the subject property shall be coordinated through Joe Casey, Director/Chief Information Officer, Information Technology, Cochise County, 1415 Melody Lane, Building D, Bisbee, AZ 85603, [jcasey@cochise.az.gov](mailto:jcasey@cochise.az.gov), (520) 432-8300, or such other individual as the County may designate in writing.

**11. Assignment and Subleasing.** Except as to any parent, subsidiary or affiliate of Licensee, the Licensee shall not assign or sublease all or any part of its interest in this

Agreement without the prior written consent of the County, which consent shall not be unreasonably withheld or delayed. Any such assignment in violation of the Agreement shall automatically terminate the Agreement.

**12. Choice of Law; Attorneys Fees.**

A. Choice of Law and Venue. This Agreement shall be governed by the laws of the State of Arizona. Jurisdiction and venue for any action under this Agreement shall be in Cochise County, Arizona.

B. Attorney's Fees. If either party commences an action against the other party arising out of or in connection with this Agreement, the prevailing party shall be entitled to have and recover from the losing party reasonable attorney's fees and costs of suit.

**13. General Provisions.**

A. Amendment. Any amendment or modifications of the term of this Agreement shall be in writing and shall be effective only after approval by both Licensee and County.

B. Notice Pursuant to A.R.S. § 38-511. Notice is given that this Agreement is subject to cancellation by the County pursuant to A.R.S. § 38-511. In such an event, any use of Licensee Facilities hereunder shall likewise be cancelled, and the applicable provisions of Section 7 of this Agreement shall apply.

C. Severance. If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue to be valid and enforceable to the full extent permitted by law.

D. Relationship. Nothing contained in this Agreement shall be deemed or construed by the parties hereto or by any third person to create the relationship of principal and agent, partnership, joint venture or any association between the County and Licensee other than contracting parties.

E. Remedies. Either party may pursue any remedies provided by law for the breach of this Agreement. No right or remedies are intended to be exclusive with any other right or remedy and each shall be cumulative and in addition to any other right or remedy existing at law, equity or by virtue of this Agreement.

**14. Miscellaneous.**

A. Non-Discrimination. To the extent applicable, the parties shall comply with all laws and regulations, including, but not limited to, Title VII of the Civil Rights Act of 1964, as amended, the Age Discrimination in Employment Act, the Americans with Disabilities Act, and any State law that mandates that all persons, regardless of race, religion, handicap, color, age, sex, political affiliation, veteran's status, genetic code or national origin shall have equal access to employment and educational opportunities.

B. Inspection and Audit. The parties agree to keep all books, accounts, reports, files and other records relating to this Contract for five (5) years after completion of the contract; and, in addition, agrees that such books, accounts, reports, files and other records shall be subject to audit pursuant to A.R.S. § 35-214.

C. Entire Agreement. This written Agreement constitutes the entire agreement between the parties with respect to the subject matter hereof, and shall supersede all previous proposals, negotiations, representations, commitments, writings, and agreements. It may not be released, discharged, changed or modified, except by an instrument in writing, signed by a duly authorized representative of each of the parties except as expressly provided otherwise in this Agreement.

D. Rights of the Parties Only. The terms of this Agreement are intended only to define the respective rights and obligations of the parties. Nothing expressed herein shall break any rights or duties in favor of any potential third-party beneficiary or other person, agency or organization.

E. Immigration Laws. The parties hereby warrant that they will at all times during the term of this Agreement comply with all federal immigration laws applicable to the parties' employment of its employees, and with the requirements of A.R.S. § 23-214(A) (together the "State and Federal Immigration Laws"). The parties shall further ensure that each sub-consultant who performs any work for the party under this Agreement likewise complies with the State and Federal Immigration Laws.

F. Approval of this Agreement. Before the Agreement shall become effective and binding upon the parties, it must be approved by the County Board of Supervisors and

Cochise Amateur Radio Associations, Inc.'s President, Elias Guadalupe. This Agreement may be executed in counterparts and with electronic signatures, which shall have the same effect as though signed in pen and ink.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2018.

**COCHISE COUNTY**

**COCHISE AMATEUR RADIO ASSOCIATION, INC.**

\_\_\_\_\_  
Peggy Judd, Chairman  
Board of Supervisors

  
\_\_\_\_\_  
Elias Guadalupe  
President

**ATTEST:**

\_\_\_\_\_  
Arlenthe Rios,  
Clerk of the Board

**ATTORNEY REVIEW**

The foregoing Agreement between Cochise Amateur Radio Association, Inc. has been reviewed by the undersigned, who have determined that it is in proper form and is within the powers and authority granted under the laws of the State of Arizona.

**COCHISE COUNTY:**

\_\_\_\_\_  
Christine J. Roberts,  
Civil Deputy County Attorney