

## MUTUAL NON-EXCLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT

THIS MUTUAL NON-EXCLUSIVE ACCESS AND PARKING EASEMENT AGREEMENT (“**Agreement**”) dated as of the \_\_\_\_ day of \_\_\_\_\_, 2013, by and among **RCP, LLC**, a Kansas limited liability company ( “**RCP**”), the **CITY OF LAWRENCE, KANSAS**, a municipal corporation organized and existing under the laws of the State of Kansas (the “**City**”), **BLISS SPORTS, LC**, a Kansas limited liability company (“**Bliss Sports**”) and **KANSAS ATHLETICS, INC.**, a Kansas non-profit corporation (“**KAI**”).

### WITNESSETH:

WHEREAS, RCP, the City, Bliss Sports and Bliss Sports II, LC, a Kansas limited liability company (the “**Bliss Sports II**”) are parties to a certain Rock Chalk Park Development Agreement dated March 5, 2013 (the “**Development Agreement**”) concerning the development of certain improvements on a tract of approximately eighty-nine (89) acres of real property located at the northwest intersection of Rock Chalk Drive and George Williams Way which is more fully described on Exhibit A attached hereto (which is referred to herein and in the Development Agreement as the “**Property**”);

WHEREAS, contemporaneously with the execution hereof, pursuant to a certain Purchase Agreement, the City is, acquiring from RCP approximately twenty-six (26) acres of the Property which is more fully described on Exhibit B attached hereto (the “**Recreation Center Site**”) on which the City intends to construct a “Recreation Center” (as such term is defined in the Development Agreement and used herein) and related facilities for public use;

WHEREAS, RCP and Bliss Sports have entered into a certain Ground Lease dated as of February 12, 2013 (the “**Ground Lease**”) concerning the portion of the Property which is more fully described on Exhibit C attached hereto (the “**Stadium Site**”) on which under the Ground Lease, Bliss Sports is permitted to build certain improvements more fully described in the Ground Lease which include a track and field stadium, soccer stadium, and softball complex (which are referred to in the Development Agreement as the “**Stadium Facilities**” and in the Ground Lease as the “**Initial KU Improvements**”);

WHEREAS, as permitted in the Ground Lease, Bliss Sports and KAI have entered into a certain Amended and Restated Lease Agreement dated as of February 12, 2013 pursuant to

which KAI has certain rights to use the Stadium Site and the Stadium Facilities on the terms set forth therein but subject to the terms and conditions of the Ground Lease;

WHEREAS, City owns certain adjacent property which is more fully described on Exhibit D (the “Existing City Tract”);

WHEREAS, pursuant to the Development Agreement, certain (a) paved and striped parking lots, (b) access drives to adjacent public streets and roads, and (c) running and walking trails which constitute a portion of the “Infrastructure Improvements” (as that term is defined in the Development Agreement) will be constructed on the Recreation Center Site, the Stadium Site and the Existing City Tract, which are depicted on the site plan attached hereto as Exhibit E (collectively, the “Access and Parking Areas”); and

WHEREAS, the parties by this instrument intend to create a mutual non-exclusive easement for ingress, egress and parking on and over the Access and Parking Areas during the Easement Term (as hereinafter defined).

NOW, THEREFORE, in consideration of the mutual grants, covenants and promises contained herein, and of the mutual benefits accruing to each of the parties hereto, their respective heirs, successors, legal representatives and assigns, the parties hereto hereby declare and agree as follows:

1. **Easement Grants.**

(a) RCP, Bliss Sports and KAI hereby grant to the City a non-exclusive easement in such grantor’s respective interests in the Access and Parking Areas in order for the City and those of its tenants, subtenants, contractors, vendors, invitees, employees and licensees designated by the City from time to time (the “City Benefitted Parties”) to have rights of ingress, egress and parking on, over and across the Access and Parking Areas during the Easement Term.

(b) City hereby grants to RCP, Bliss Sports and KAI a non-exclusive easement in the City’s interests in the Access and Parking Areas in order for RCP, Bliss Sports and KAI and those of their respective tenants, subtenants, contractors, vendors, invitees, employees and licensees designated by RCP, Bliss Sports and KAI, respectively, from time to time (the “Stadium Site Benefitted Parties”) to have rights of ingress, egress and parking on, over and across the Access and Parking Areas during the Easement Term.

(c) No person or entity other than a party to this Agreement or their respective successor or assign shall have the right to enforce the provisions of this Agreement.

2. **Maintenance of Access and Parking Areas.**

(a) Snow Removal. During the Easement Term the City shall cause, and shall pay or cause a third party other than KAI, RCP or Bliss Sports to pay the costs and expenses of, plowing snow from the parking lots and access drives included in the Access and Parking Areas as reasonably determined by the City for the use of the Property.

(b) Routine Maintenance. During the Easement Term, once they are installed, the City as to the Recreation Center Site and KAI as to the Stadium Site, shall at their respective expense cause the curbs and paving in the parking lots and access drives included in the Access and Parking Areas to be repaired and maintained, including without limitation the making of all surface and subsurface repairs and maintenance, line painting, seal coating and removal of trash, rubbish and other refuse, if any, so as to maintain such parking lots and access drives in good condition, reasonable wear and tear excepted, in a professional manner.

(c) Reconstruction. If during the Easement Term, such curbs and paving need to be completely replaced, or need repairs beyond normal repairs, then the City as to the curbs and paving on the Recreation Center Site and KAI as to the curbs and paving on the Stadium Site, shall complete such repairs in a timely manner at their respective expense.

### 3. Landscape Areas.

(a) Routine Maintenance. During the Easement Term KAI shall cause, and shall pay or cause a third party other than RCP or the City to pay the costs and expenses of, the maintenance of all landscaping on the Property, in the areas generally designated for landscaping on Exhibit F (the “Landscape Areas”) in a professional manner including proper mowing, trimming and edging appropriate for the area, and reasonably acceptable to the City and RCP.

(b) Replacement. If during the Easement Term, any landscaping needs to be replaced, then the City as to the landscaping where such replacement is necessary on the Recreation Center Site and KAI as to the landscaping where such replacement is necessary on the Stadium Site, shall complete such replacement in a timely manner at their respective expense.

(c) Water for Landscaping Maintenance. During the Easement Term the City shall, at its sole costs and expense, provide or be responsible for all costs of providing all water used by KAI or its third party designee in performing the maintenance of landscaping in the Landscape Areas. KAI shall at its expense maintain or caused to be maintained any irrigation systems for the Landscape Areas in a professional manner during the Easement Term. If any portion of the irrigation system needs to be replaced, then the City as to irrigation systems on the Recreation Center Site and KAI as to the irrigation systems on the Stadium Site shall complete such replacement in a timely manner at their expense.

4. Easement Term. For purposes of this Agreement “Easement Term” shall mean the period from the date hereof until the soonest to occur of: (a) the expiration or sooner termination of the Ground Lease; (b) the sooner to occur of (i) City failing to build a Recreation Center on the Recreation Center Site within two (2) years of the date of this Agreement or, if the City causes one to be built but fails to operate the same or any other improvements thereon primarily as a recreational facility open to the general public for a period of twelve (12) consecutive months (exclusive of up to six (6) months following a casualty event affecting a substantial portion of any such Recreation Center); or (c) the execution by the parties hereto or their respective successors and assigns and recording in the office of the Register of Deeds of Douglas County, Kansas of an agreement terminating this Agreement. Once the Easement Term has expired under the preceding sentence any party to this Agreement may execute and record a

notice that the Easement Term has expired and thereafter this Agreement will have no further force or effect.

5. **Covenant Running with Land.** The Access and Parking Easement granted herein is and shall be deemed to be a covenant running with the land and shall be binding upon the parties hereto and upon their successors and assigns until the expiration of the Easement Term.

6. **Parking Charges; Periods of Exclusive Use.**

(a) No party to this Agreement, City Benefitted Parties, Stadium Site Benefitted Parties or their respective successors or assigns may charge any of the City Benefitted Parties or Stadium Site Benefitted Parties for use of the Access and Parking Areas without the prior written approval of all of the parties to this Agreement or their respective successors and assigns.

(b) No party to this Agreement, City Benefitted Parties, Stadium Site Benefitted Parties or their respective successors or assigns may exclude any of the other parties hereto or their respective benefitted parties from using a portion of the Access and Parking Areas without the prior written approval of all of the parties to this Agreement or their respective successors and assigns. The parties agree that there will be certain major events on the Recreation Site and the Stadium Site that will necessitate usage of the Access and Parking Areas for such major events. The parties agree to coordinate use of the Access and Parking Areas to accommodate such major events and to cooperate for the efficient use of the Access and Parking Areas during such major events. The parties agree to acknowledge that the City will need to retain certain designated parking adjacent to the Recreation Center for its employees and the patrons of the Recreation Center even during major events at the Stadium Site, but the City agrees to coordinate with the Stadium Benefitted Parties.

7. **Defaults.** An “Event of Default” or “default” shall mean, wherever used in this Agreement, any failure by one or more of the parties hereto to observe and perform any covenant, condition or agreement in this Agreement on its part to be observed or performed and the lapse of a period of 60 days after written notice, specifying such failure and requesting that it be remedied, given to such party by the other party, provided, that if such default cannot be fully remedied within such 60-day period, but can reasonably be expected to be fully remedied, such default shall not constitute an Event of Default if the defaulting party shall within a reasonable period of receipt of such notice commence the curing of such default and shall thereafter prosecute and complete the same with due diligence and dispatch.

6. **Remedies.** If there is an Event of Default by a party, the other non-defaulting parties hereunder shall each be entitled to all rights and remedies at law or in equity, including specific performance and injunctive or other equitable relief, notwithstanding availability of an adequate remedy at law. The prevailing party in any action to enforce this Agreement shall recover as part of its costs, reasonable attorneys’ fees and court costs and interest on funds expended by the prevailing party to cure such default by another party.

7. **Self-Help.** If there is an Event of Default by a party, any or all of the other non-defaulting parties hereunder may, but shall have no obligation to, perform such actions as may be

necessary to correct or remedy the default, and any monies expended shall be reimbursed by the defaulting party upon written notice from the party(ies) which cause such correction or remedy. Nothing in this Section is intended to imply that a party must take any action unless specifically required to do so by this Agreement.

8. **Not a Public Dedication.** Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Access and Parking Facilities to the general public, it being this intention of the parties that the Access and Parking Easement be limited to the purposes expressed in this Agreement.

9. **Not an Agent of RCP.** None of the City, Bliss Sports, KAI or their respective designees, contractors, employees or agents will be an agent of RCP for the purpose of making any improvements on the portions of the Property owned by RCP and the terms and provisions of the Ground Lease shall supersede and be binding upon Bliss Sports and its successors, assigns, tenants, subtenants, designees, contractors employees and agents notwithstanding anything that could be construed to the contrary in this Agreement. Notwithstanding anything to the contrary in this Agreement, unless hereafter agreed in writing by RCP, neither RCP nor any real or personal property of RCP will be liable for any of the costs and expenses of performing any of the maintenance, repair, reconstruction, installation and other services and materials provided for in this Agreement.

10. **Miscellaneous.**

(a) **Notices.** Any notice, demand, or other communication required by this Agreement to be given by either party hereto to the other shall be in writing and shall be sufficiently given or delivered if dispatched by certified United States First Class Mail, postage prepaid, or delivered personally.

To Bliss Sports:

President  
Bliss Sports, LC  
Bliss Sports II, LC  
209 Fallcreek Road  
Lawrence, KS 66049

To the City:

City Manager  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

With copies to:

Trip Frizell  
Polsinelli Shughart PC  
700 W. 47<sup>th</sup> Street, Suite 1000  
Kansas City, MO 64112

With copies to:

City Attorney  
City of Lawrence  
6 E. 6<sup>th</sup> Street  
Lawrence, KS 66044

and

To KAI:

Director of Athletics  
Kansas Athletics, Inc.

Gary Anderson  
Gilmore & Bell, P.C.

1651 Naismith Drive  
Lawrence, KS 66049

2405 Grand Blvd., Suite 1100  
Kansas City, MO 64108

To RCP:

RCP, LLC  
Attention: Monte Soukup  
1891 Constant Avenue  
Lawrence, KS 66047-3743

With copies to:

Harry Wigner  
Lathrop & Gage LLP  
10851 Mastin, Suite 1000  
Overland Park, KS 66210

or to such other address with respect to either party as that party may, from time to time, designate in writing and forward to the other as provided in this Section.

(b) **Binding Effect.** This Agreement shall inure to the benefit of and shall be binding upon the parties hereto, their respective successors and assigns, and the other Benefitted Parties.

(c) **Severability.** In the event any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.

(d) **Amendments, Changes and Modifications.** This Agreement may not be effectively amended, changed, modified, altered or terminated without the written consent of the parties hereto and their successors or assigns.

(e) **Execution in Counterparts.** This Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument.

(f) **Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Kansas.

(g) **Captions.** The captions or headings in this Agreement are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Agreement.

[Remainder of Page Intentionally Left Blank. Signature Page Follows]

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed in its name and attested by its duly authorized officers all as of the date first above written.

**RCP, LLC**, a Kansas limited liability company

By: The Kansas University Endowment Association, its  
sole member

By: \_\_\_\_\_  
Dale Seuferling, President

**ACKNOWLEDGMENT**

STATE OF KANSAS            )  
  ) SS.  
COUNTY OF DOUGLAS    )

BE IT REMEMBERED, that on this \_\_\_\_ day of March, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came Dale Seuferling as the President of The Kansas University Endowment Association, a Kansas not for profit corporation, as the sole member of RCP, LLC, a Kansas limited liability company, who is personally known to me to be such officer, and who is personally known to me to be the same person who executed the within instrument on behalf of said corporation in its capacity as member of such limited liability company, and such officer duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**CITY OF LAWRENCE, KANSAS**  
a municipal corporation

(Seal)

By: \_\_\_\_\_  
Name: Robert J. Schumm  
Title: Mayor

ATTEST:

\_\_\_\_\_  
Name: Jonathan M. Douglass  
Title: City Clerk

**ACKNOWLEDGMENT**

STATE OF KANSAS            )  
  ) SS.  
COUNTY OF DOUGLAS    )

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_, 2013, before me, a notary public in and for said county and state, came Robert J. Schumm, Mayor of the City of Lawrence, Kansas, a municipal corporation duly authorized, incorporated and existing under and by virtue of the Constitution and laws of the State of Kansas, and Jonathan M. Douglass, City Clerk of said City, who are personally known to me to be the same persons who executed, as such officers, the within instrument on behalf of said City, and such persons duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.



**BLISS SPORTS, LC,**  
a Kansas limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF KANSAS            )  
  ) SS.  
COUNTY OF DOUGLAS    )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_ and \_\_\_\_\_ the \_\_\_\_\_ of Bliss Sports, LC, a Kansas limited liability company, who are personally known to me to be such \_\_\_\_\_, and who are personally known to me to be the same persons who executed the within instrument on behalf of said limited liability company, and such \_\_\_\_\_ duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

**KANSAS ATHLETICS, INC.**  
a Kansas non-profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**ACKNOWLEDGMENT**

STATE OF KANSAS            )  
  ) SS.  
COUNTY OF DOUGLAS    )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2013, before me the undersigned, a Notary Public in and for the County and State aforesaid, came \_\_\_\_\_ and \_\_\_\_\_ the \_\_\_\_\_ of Kansas Athletics, Inc., a Kansas non-profit corporation, who are personally known to me to be such \_\_\_\_\_, and who are personally known to me to be the same persons who executed the within instrument on behalf of said corporation, and such \_\_\_\_\_ duly acknowledged the execution of the same to be the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

[SEAL]

\_\_\_\_\_  
Notary Public

My commission expires \_\_\_\_\_.

EXHIBIT A

LEGAL DESCRIPTION OF ROCK CHALK PARK

EXHIBIT B

LEGAL DESCRIPTION OF RECREATION CENTER SITE

Lot 2, Rock Chalk Park Addition No. 1, a subdivision in the City of Lawrence, Douglas County,  
Kansas

EXHIBIT C

LEGAL DESCRIPTION OF STADIUM SITE

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 19 EAST OF THE 6TH PRINCIPAL MERIDIAN, IN THE CITY OF LAWRENCE, IN DOUGLAS COUNTY, KANSAS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 88° 03' 57" WEST, 2289.78 FEET ALONG THE SOUTH LINE OF SAID QUARTER SECTION TO THE EASTERLY LINE OF A RIGHT-OF-WAY DEEDED TO THE STATE OF KANSAS; THENCE ON A CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY, HAVING A RADIUS OF 4069.72 FEET, AN ARC LENGTH OF 81.03 FEET, A CHORD BEARING NORTH 11° 05' 14" WEST AND CHORD LENGTH OF 81.03 FEET TO THE POINT OF BEGINNING; THENCE ON A CURVE TO THE LEFT ALONG SAID RIGHT-OF-WAY, HAVING A RADIUS OF 4069.72 FEET, AN ARC LENGTH OF 206.94 FEET, A CHORD BEARING NORTH 13° 06' 58" WEST AND CHORD LENGTH OF 206.91 FEET; THENCE NORTH 00° 20' 28" EAST ALONG SAID RIGHT-OF-WAY, 74.58 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY ON A MEASURED BEARING OF NORTH 46° 12' 54" EAST AND MEASURED DISTANCE OF 320.03 FEET; THENCE SOUTH 65° 51' 23" EAST, 378.00 FEET; THENCE NORTH 22° 02' 16" EAST 30.33 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 563.28 FEET, A CHORD BEARING NORTH 25° 29' 49" WEST AND CHORD LENGTH OF 513.11 FEET; THENCE NORTH 16° 58' 06" EAST, 93.80 FEET; THENCE ON A CURVE TO THE LEFT HAVING A RADIUS OF 170.00 FEET, AN ARC LENGTH OF 66.69 FEET, A CHORD BEARING NORTH 05° 43' 53" EAST AND A CHORD LENGTH OF 66.26 FEET; THENCE NORTH 05° 30' 23" WEST, 284.93 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 376.42 FEET, A CHORD BEARING NORTH 22° 52' 20" EAST AND CHORD LENGTH OF 361.22 FEET; THENCE NORTH 51° 15' 03" EAST, 122.85 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 462.36 FEET, A CHORD BEARING SOUTH 81° 26' 37" EAST AND CHORD LENGTH OF 411.59 FEET; THENCE SOUTH 34° 08' 16" EAST, 136.57 FEET; THENCE NORTH 36° 50' 52" EAST, 105.91 FEET; THENCE SOUTH 01° 55' 19" WEST, 196.21 FEET; THENCE SOUTH 88° 04' 41" EAST, 428.96 FEET; THENCE SOUTH 01° 55' 19" WEST, 575.00 FEET; THENCE SOUTH 88° 04' 41" EAST, 713.94 FEET; THENCE SOUTH 02° 00' 44" EAST PARALLEL TO THE EAST LINE OF SAID QUARTER SECTION, 708.94 FEET; THENCE SOUTH 88° 03' 57" WEST PARALLEL TO THE SOUTH LINE OF SAID QUARTER SECTION, 2252.56 FEET TO THE POINT OF BEGINNING.

Being Lot 1 of the proposed plat of Rock Chalk Park Addition No. 1, in the City of Lawrence, Douglas County, Kansas.

EXHIBIT D

LEGAL DESCRIPTION OF EXISTING CITY TRACT

EXHIBIT E

ACCESS AND PARKING AREAS

EXHIBIT F  
LANDSCAPE AREAS