

SIGNBOARD LICENSE APPLICATION LETTER

Dear Applicant:

We are pleased to offer the included Application Forms for a Signboard License Agreement. The Florida East Coast Railway (FEC) Company has served the citizens of our State, on its current alignment, for more than 100 years. Tracing its lineage back to 1885 and owing roots to the legendary Henry M. Flagler (who founded Palm Beach, Miami and most of the east coast of Florida), the Florida East Coast Railway is the sole rail provider operating along the east coast of Florida. FEC provides flexible, cost-effective rail and logistics solutions to meet the demanding transportation needs of domestic and international intermodal and carload customers.

The FEC is a Class II regional railroad that owns all of the 351-mile mainline track, and other Railway properties from Jacksonville to Miami. The founders and their successors of the Railway have acquired the right-of-way and its other properties by Fee Simple title (this includes air-rights). The property is thus private, just as those things you own are private to you. To accommodate your needs, we will consider granting a lease for the use of our property.

We are only able to accept and process a complete application package, that includes all required forms and fees submitted together. A complete package consists of the items listed on the application submittal checklist. The fees can be found on the application page and are non-refundable regardless of the outcome of the application. We may request an additional fee if the scope of the project requires outsourcing for additional engineering consultant review, a re-submitted application reflects a significantly different project, and/or has numerous revisions.

When an application package is received it will be reviewed, and if complete, it will be processed. Applications missing the properly completed required forms and fees will not be processed. Commonly, we are able to offer a license in response to a complete and correct application package within ninety (90) business days. Notifications for complete and accurate applications not approved will be provided within sixty (60) business days. Multiple locations must be submitted individually. Each license is unique and the annual license fee for an approved license is based on various criteria such as purpose, square footage, city, location, etc... Any applications pending a requested correction or update for more than fourteen (14) business days will be closed.

A Certificate of Insurance must be provided in accordance to FEC's insurance requirements before FEC executes the agreement. FEC's insurance requirements must be provided to the insurance agent to assure the certificate of insurance meets these provisions.

Sincerely,

Real Estate Team
FEC ROW, LLC.

SIGNBOARD APPLICATION SUBMITTAL CHECKLIST

- Application Forms fully and accurately completed.
- Application Fee, Right of Entry Fee and Engineering Review Fee must be included in the application package.
- If you do not know the milepost (___ + ____ ex. 299+1681) the GPS coordinates will be used to identify the milepost location of the crossing
- Provide support documentation for the Projected Annual Gross Revenue.
- A separate application package must be submitted for each signboard location
- Information on Signboard Application form and drawings need to match
- One drawing (11"x17" in U.S. Survey feet). The drawing must include:
 - Location of the signboard and structure clearly identified
 - Planned improvements
 - Railway right of way, tracks and signal equipment. See example of sketch attached as an exhibit on this application package.
 - Existing handholes and utilities and any proposed new utilities clearly identified.
- Distance of MP from advertising display must be shown on the drawings
- The minimum distance between centerline of nearest track and nearest sign structure/pole must be 25 feet or greater.
- An aerial view of the proposed licensed area.
- All wording on drawings must be legible
- Fill out the Contractor Right of Entry completely and accurately
- All application fees must be included in the Signboard Application package
- FECR Right-of-Way and property line must be clearly identified on the drawing.
- Updated Certificate of Insurance of applicant and contractor, complying with FEC requirements (see Insurance Requirements), will have to be provided when agreement is sent to FEC for execution.

Application fee and Right of Entry Fee payables to: **FEC ROW, LLC**
Engineering Review fee payable to: **Florida East Coast Railway, LLC**

The checklist above is a guide and is not meant to be all-inclusive as each application is individual and additional information may be required.

For additional questions, contact FEC ROW, LLC Real Estate Department at fecrow@fecrwy.com

SIGNBOARD LICENSE APPLICATION

Date: _____

New Signboard Request

Modification Request

CONTACT DETAILS

Applicant Name: _____	Phone: _____
Address: _____	City, St, ZIP: _____
Contact: _____	Email: _____
Licensee Name: _____	Phone: _____
Address: _____	City, St, ZIP: _____
Contact: _____	Email: _____
Emergency Contact Name: _____	Emergency Contact Phone: _____

ADVERTISING DISPLAY LOCATION DETAILS

Facility location mile post: _____ + _____ (ex. 299+1681)	Nearest Street Crossing FEC: _____
Branch: _____	GPS Exit: _____
GPS Entry: _____	_____
Length of encroachment on FEC: _____ decimal format	FEC ROW Width: _____ decimal format

ADVERTISING DISPLAY DETAILS

Advertising Display Type: _____	Projected Annual Gross Revenue: _____
Number of Faces: _____	Display Dimensions: _____
Vertical clearance between top-of-rail and bottom of sign: _____	
Horizontal clearance between centerline of nearest track and sign pole/support: _____	
Distance from nearest track centerline: _____	

NOTE: Minimum distance between centerline of nearest track and nearest sign structure/pole must be 25 feet or greater. Installations must conform to "Sign Placement Conditions and Requirements" dated 4/4/2022

ADVERTISING DISPLAY DETAILS

REMITTANCE DETAILS

Submit application package: Two (2) copies of each – Application, ROE, plan/profile drawings (11"x17" in U.S. Survey feet) and non-refundable application & ROE fees: \$3,750 payable to FEC ROW, LLC and \$1,600 Engineering Review Fee payable to Florida East Coast Railway, LLC. Modification application: \$1,000 and \$1,600 Engineering Review Fee. Expedite fee upon request.

Send to: **FEC ROW, LLC**
Attn: Land Lease Manager
7150 Philips Highway
Jacksonville, FL 32256

RIGHT OF ENTRY (ROE) APPLICATION FOR CONTRACTOR(S) ON FEC RAILWAY PROPERTY

CONTACT INFORMATION			
Contractor Company Name:			
Contractor Corporate Name (if different from above):		State of Incorporation:	
Contractor Contact Name:			
Contractor Phone:		Contractor Email:	
Mailing Address:			
City, State, Zip Code:			
Work being done for:			
Tenant Contact Name, Phone Number and Email:			

PROPOSED ADVERTISING DISPLAY LOCATION			
Nearest Street Crossing FEC:		County:	
City:		State:	
Facility location is at mile post:	____ + ____ (ex. 299+1681)	Branch:	
GPS Entry: <i>(decimal format)</i>		GPS Exit: <i>(decimal format)</i>	

INSTALLATION
Provide scope of work on Railroad property (describe the existing and/or new advertising display details):

REMITTANCE DETAILS
Submit the application of proposed occupancy in duplicate with a non-refundable \$1,750 Right of Entry Fee (included in the \$3,750 application fee) made payable to FEC ROW, LLC. Send to:
FEC ROW, LLC Attn: Land Lease Manager 7150 Philips Highway Jacksonville, FL 32256

AUTHORIZATION FROM LICENSEE			
Licensee Signature:		Date:	
Licensee Name:		Licensee Phone:	
Licensee Title:		Licensee Email:	

SIGNBOARD INSURANCE REQUIREMENTS

I. Licensee's Insurance

Licensee will throughout the Term and any Renewal Terms (and any other period when Licensee is in possession of the Licensed Area or has failed to comply with the requirements of the License Agreement) carry and maintain, at its sole cost and expense, the following types of insurance, which shall provide coverage on an occurrence basis, with respect to the Licensed Area, in the amounts specified with deductible amounts reasonably satisfactory to FEC ROW, LLC (hereafter "Licensor"):

- 1) Commercial General Liability Insurance
 - \$1,000,000.00 per occurrence
 - \$2,000,000.00 general aggregate
 - Florida East Coast Railway named as additional insureds with waiver of subrogation
 - A.M Best's rating of A-, Class IX, or otherwise approved in advance

- 2) Comprehensive Automobile Liability Insurance (required if Company owned/leased vehicles access leased premises)
 - \$1,000,000 for both owned and non-owned vehicles.
 - Florida East Coast Railway named as additional insureds with waiver of subrogation
 - A.M Best's rating of A-, Class IX, or otherwise approved in advance

- 3) Excess Liability Insurance. Lessee shall also carry and maintain umbrella liability insurance with a limit of not less than \$4,000,000.00 per occurrence. FEC ROW LLC and Florida East Coast Railway named as an additional insured.

- 4) Workers' Compensation and Employers' Liability Insurance (waived for an individual with no employees or business/corporation not required by State Law to carry coverage)
 - \$1,000,000 each employee
 - \$1,000,000 each accident
 - \$1,000,000 policy limit
 - A.M Best's rating of A-, Class IX, or otherwise approved in advance
 - Waiver of Subrogation in favor of FEC ROW LLC and Florida East Coast Railway.

Florida East Coast Railway, LLC and FEC ROW, LLC named as additional insured with the address at 7150 Philips Highway, Jacksonville, FL 32256.