

**LIFE SAFETY LOAN AGREEMENT
BETWEEN LAND COMPANY, LLC AND THE CITY OF RAPID CITY**

This Life Safety Loan Agreement (hereinafter “Agreement”) is made by and between the CITY OF RAPID CITY, a South Dakota municipal corporation, (“City”) of 300 Sixth Street, Rapid City, SD 57701, and LAND COMPANY, LLC, a South Dakota limited liability company (“Land Company”), of 1902 North Lacrosse Street, Rapid City, South Dakota, 57701.

WHEREAS, the City has established a Life Safety Fund Loan Program to assist building owners with the installation of sprinkler systems in existing buildings; and

WHEREAS, Land Company has made application to the City to participate in the Life Safety Fund Loan Program; and

WHEREAS, the City’s Life Safety Loan Fund Committee has recommended approval of Land Company’s application; and

WHEREAS, the City deems it in the best interest of the City of Rapid City to enter into an agreement with Land Company to provide financing for a fire sprinkler system to be installed in the building located at 1902 North Lacrosse Street to facilitate the public safety.

NOW THEREFORE, be it agreed by the parties as follows:

1. Recitals. The recitals set forth above constitute an integral part of this Agreement and are incorporated herein by this reference as if fully set forth herein as agreements of the parties.
2. Purpose. The purpose of this Agreement is to promote public safety by providing low cost funds to finance the installation of a fire suppression system in the building located at 1902 North Lacrosse Street, Rapid City, South Dakota, the real property being legally described as follows:

Lot K-4A of Marshall Heights Tract in the City of Rapid City, Pennington County, South Dakota

(hereinafter “Building”).

3. Loan Amount. The City agrees to loan Land Company an amount not to exceed Three Hundred Twenty Thousand Dollars (\$320,000.00) or eighty percent (80%) of the actual cost of installing a fire suppression system in the Building, whichever is less.
4. Loan Distribution and Progress Payments. Before the City will distribute any funds under this agreement, Land Company must provide documentation of the amount actually expended for the installation of the fire sprinkler system to the City Finance Officer.

Progress payments shall be made to the Land Company's contractor it selects for the installation of the fire suppression system in the Building as work progresses, but not more than a total of four progress payments during the course of the work, each progress payment to be equal to or less than Eighty Thousand Dollars (\$80,000.00), in amounts approved by the City Finance Officer, or his or her designee.

5. Security. Prior to the distribution of the funds by the City of Rapid City, Land Company shall provide the City with a bank-issued irrevocable letter of credit in a form acceptable to the City Attorney. The amount of the irrevocable letter of credit shall be equal to the amount of the loan.

6. Interest. The rate of interest on the loan shall be two percent (2%) per annum.

7. Term. The term of the loan shall be seven (7) years.

8. Payments. Payments shall be made semi-annually on or before the dates specified in the amortization schedule, attached hereto as Exhibit A and incorporated herein by this reference. Payments shall be made in the amounts shown on Exhibit A. Should the amount of the loan be less than the full Three Hundred Twenty Thousand Dollars (\$320,000.00) as based upon the actual cost of installation, the payment schedule above shall be adjusted by the City's Finance Officer to reduce the amount of the payments. A revised amortization schedule shall be prepared by the Finance Officer to reflect the adjustments. Such schedule shall be signed by the parties, attached hereto and made a part hereof.

9. Yearly Interest Credit. Land Company may provide to the City's Finance Officer documentation of the cost of the irrevocable letter of credit required by paragraph 5 for each year of the loan term. Each year following the first year of repayment, the City's Finance Officer shall determine Land Company's eligibility for the yearly interest credit provided by Section 3.28.020 of the Rapid City Municipal Code. If Land Company qualifies for the credit in any year, the Finance Officer shall send written notice to Land Company of the credit amount and the corresponding reduction in payment amount for that year's payments.

10. Default. If Land Company fails to fully and timely make any payment by its due date, the City shall have the right to draw on the irrevocable letter of credit to repay the loan in full. Should the irrevocable letter of credit's terms require a draw in excess of the balance due, the City shall refund any excess, less its costs, expenses and attorneys fees, to Land Company. The breach of any other provision of this Agreement by Land Company shall entitle the City to accelerate the payments due, draw on the irrevocable letter of credit, and pursue any other legal or equitable remedies available to it.

11. Indemnification. Land Company agrees to defend, indemnify and hold the City, its officers, employees and agents harmless from and against any and all liability, personal injury, property damage, costs and expenses (including, without limitation in any way attorneys' fees and expenses of litigation), relating in any way to or arising out of Land Company's use of the funds loaned pursuant to this Agreement or its installation of a fire suppression system.

12. Assignment. Neither party may assign or delegate its rights or obligations under this Agreement without the prior written consent of the non-assigning party.
13. Binding Effect. The covenants and agreements contained in this Agreement shall apply to, inure to the benefit of and be binding upon the parties hereto and upon their respective successors administrators, executors, heirs and assigns.
14. Waivers. The failure by one party to require performance of any provision herein shall not affect that party's right to require performance at any time thereafter, nor shall a waiver of any breach or default of this Agreement constitute a waiver of any subsequent breach or default or a waiver of the provision itself.
15. Amendments. This Agreement may only be amended by a written document duly executed by all parties.
16. Entire Agreement. This Agreement constitutes the entire agreement between the parties, and supersedes all prior negotiations, agreements and understandings, whether oral or written.
17. Counterparts. This Agreement may be executed in counterparts; each such counterpart shall be deemed an original and when taken together with other signed counterparts, shall constitute one Agreement.
18. Headings. The headings and numbering of the different paragraphs of this Agreement are inserted for convenience only and are not to control or affect the meaning, construction or effect of each provision.
19. Construction and Venue. This Agreement shall be interpreted under the laws of the State of South Dakota without regard to provisions on conflict of laws. All litigation under this Agreement shall take place in the Circuit Court of Pennington County, South Dakota.

[THIS SPACE INTENTIONALLY LEFT BLANK]

Dated this _____ day of _____, 2016.

LAND COMPANY, LLC

By _____
Member

State of South Dakota)
 ss.
County of Pennington)

On this the _____ day of _____, 2016, before me, the undersigned officer personally appeared _____, who acknowledged her/himself to be a member of LAND COMPANY, LLC, and that s/he, as member, being authorized so to do, executed the foregoing Agreement for the purposes therein contained by signing the name of LAND COMPANY, LLC by her/himself as member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(seal)

Notary Public – South Dakota
My Commission Expires _____

Dated this _____ day of _____, 2016.

CITY OF RAPID CITY

Mayor

ATTEST:

Finance Officer

(SEAL)

State of South Dakota)
 ss.
County of Pennington)

On this the _____ day of _____, 2016, before me, the undersigned officer, personally appeared Steve Allender and Pauline Sumption, who acknowledged themselves to be the Mayor and Finance Officer, respectively, of the City of Rapid City, a municipal corporation, and that they, as such Mayor and Finance Officer, being authorized so to do, executed the foregoing Agreement for the purposes therein contained by signing the name of the City of Rapid City by themselves as Mayor and Finance Officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(seal)

Notary Public – South Dakota
My Commission Expires _____