## REVOCABLE LICENSE AGREEMENT

by and between THORNTC	LICENSE AGREEMENT is made this day of, 199, N WOOD CONDOMINIUM ASSOCIATION (an Unincorporated Association),
("LICENSOR") AND	, ("LICENSEE").
	the fee simple owner of Unit Number, (the "Unit") in the Horizontal Thornton Wood Condominium (the "Condominium").
that certain Declaration dat County, Maryland, at Liber	the condominium association of the Condominium established pursuant to ed July 17, 1974, and recorded among the land Records of Baltimore EHK, Jr. No. 5463, folio 314 (the "Declaration"), and as shown on the ag such Land Records at Plat Book 3, folio 74-92; and,
	charged with the regulation and management of the common areas (the ondominium as more particularly described and set forth in the Declaration dominium.
	desire to enter into this Agreement to permit Licensee to install and use sting of a patio in and upon the Common Areas adjacent to the Unit.
	REFORE, in consideration of one dollar (\$1.00), paid by Licensee to nd valuable consideration, the receipt and sufficiency of which are hereby agree as follows:
to Licensee a revocable pe location and specification o	ant. Subject to the terms and conditions of this Agreement, Licensor grants rpetual license to install, maintain and use a patio (the "Improvements"), the f which are specifically described in a plan dated, which sor on, (the "Plans and Specifications").
The approved by the Liver	, (tile Tilding did oppositionity).
2. <u>Use</u> use or purpose.	e. The Improvements shall be used exclusively as a patio and for no other
3. <u>Ter</u> terminated by Licensor by v	mination. The license hereby granted may be revoked and thereby written notice to Licensee upon the occurrence of any of the following events:
(a)	Licensee fails to install the Improvements in accordance with the Plans
	and Specifications and in a good and workman-like manner;
(b)	Licensee makes or allows any change in or to the Improvements not shown in the Plans and Specifications and not otherwise approved in
	writing by Licensor;
(c)	Licensee fails to maintain the Improvements in good order and repair;
(d)	Licensor determines in its absolute and non-reviewable discretion that changes in circumstances of the Common Areas of the Condominium, including, without limitation, soil erosion and utility requirements, render revocation of the license hereby granted to be in the best interest of the unit owners of the Condominium; or,
(e)	License otherwise defaults in any term, covenant or condition of this

- 4. <u>Removal</u>. Upon any termination of this Agreement, whether pursuant to Section 3. hereof or otherwise, Licensee hereby agrees to remove promptly all improvements installed pursuant hereto and return the Common Areas to the same condition as immediately prior to the installation of such improvements.
- 5. <u>Default</u>. If Licensee defaults in its obligation to remove the Improvements pursuant to Section 4, of this Agreement, and such default shall continue for more than sixty (60) days after written notice form Licensor of termination of this Agreement, Licensor may, at Licensee's cost and expense, remove the Improvements and, in addition to all rights and remedies which Licensor may have at law or in equity, all costs of such removal and any attorney's fees incurred by Licensor; and, Licensee agrees that a lien on the Unit in the amount of such costs and fees shall be created in favor of Licensor and such lien shall be established and enforced in accordance with the Maryland Contract Lien Act.
- 6. Condition of Area. Licensee agrees that Licensor has no responsibility or obligation to Licensee with respect to the condition of the area in which the Improvements are to be located during the term of this License, and Licensee accepts such area in its "as is" condition.
- 7. No Adverse Possession. Licensee agrees that Licensee has no claim or color of title to the area in which the improvements ate to be located and its use of the same pursuant to this Agreement will not give rise to any claim for adverse possession.
- 8. <u>Indemnity</u>. Licensee hereby agrees to defend, indemnify and hold harmless Licensor from and against all (including attorney's fees) claims, demands, actions, damages, expenses, losses and/or liabilities arising in any way out of Licensee's installation, use and maintenance of the Improvements.
- 9. <u>Successors and Assigns</u>. This Agreement shall run with the land and bind and inure to the benefit of each of the parties and their respective personal representatives, successors, and assigns.

WITNESS the hands and seals of the Licensee and Licensor the day and year first above written:

WITNESS:		LICENSOR:	
		THORNTON WOOD CON	IDOMINIUM ASSOCIATION
	By:	- HALLES	(SEAL)
		Name:	
		Title::	
		LICENSEE:	
			(SEAL)
	Name	Printed:	
			(SEAL)
	Name	Printed:	

STATE OF	)			
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Thornton Wood Condominium	wno acknowledged Association, and the	nimseit/nerseit to t	be the, of	
Revocable License Agreement			dinonzed to do so, executed this	•
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