CATEGORY III CONTRACT

UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL PARK SERVICE

Channel Islands National Park

Boat Transportation, Food and Beverage, and Retail Services

CONCESSION CONTRACT NO. CC-CHIS001-24

Name of Concessioner

Concessioner’s address, email address, phone number

Doing Business As Trade Name

Covering the Period January 1, 2024 through December 31, 2033 ¹

¹ The effective date of the Contract is subject to change prior to contract award if determined necessary by the National Park Service due to transfer timing issues. The expiration date will be changed to continue the same term length from any effective date. This footnote is to be deleted prior to contract execution.
CONCESSION CONTRACT

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Attachments:
Addendum 1  General Provisions
Exhibit A  Nondiscrimination
Exhibit B  Operating Plan
Exhibit C  Assigned Government Personal Property
Exhibit D  Insurance
Exhibit E  Transition to a New Concessioner
Exhibit F  Intellectual Property Licensed Marks
This Contract is made and entered into by and between the United States of America, acting in this matter by the Director of the National Park Service, through the National Park Service Regional Director, Interior Regions 8, 9, 10 and 12, hereinafter referred to as the “Director”, and [Concessioner Name], (hereinafter referred to as “Concessioner”), a [Corporation, Partnership, Sole Proprietorship, Limited Liability Company], doing business as [business name] under the authority of 54 U.S.C. §§ 101911 et seq., including 54 U.S.C. §§ 100901 et seq., and other laws that supplement and amend these laws. The Director and the Concessioner agree:

SEC. 1. TERM OF CONTRACT

This Contract will have a term of ten years from January 1, 2024 until its expiration on December 31, 2033.

SEC. 2. SERVICES AND OPERATIONS

(a) Required and Authorized Visitor Services

(1) The Concessioner must provide the following required Visitor Services within the Area:

<table>
<thead>
<tr>
<th>Service</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Boat Transportation</td>
<td>Service from the Ventura Harbor Embarkation Site to Santa Cruz, Anacapa, Santa Rosa, Santa Barbara, and San Miguel Islands and back to the Ventura Harbor Embarkation Site</td>
</tr>
<tr>
<td>ii. Food &amp; Beverage</td>
<td>Ventura Harbor Embarkation Site</td>
</tr>
<tr>
<td>viii. Retail (Convenience Items)</td>
<td>Onboard all vessels</td>
</tr>
</tbody>
</table>

(2) Authorized Visitor Services. The Concessioner is authorized but not required to provide the following Visitor Services during the term of this Contract:

<table>
<thead>
<tr>
<th>Service</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>i. Alcoholic Beverages</td>
<td>Onboard all vessels (return trip only)</td>
</tr>
<tr>
<td>ii. Retail (Merchandise)</td>
<td>Onboard all vessels</td>
</tr>
</tbody>
</table>

(b) Operation, Maintenance and Quality of Operation

The Concessioner must provide, operate and maintain the Visitor Services in accordance with this Contract in a manner considered satisfactory by the Director, including the nature, type and quality of the Visitor Services. The Concessioner’s authority to provide Visitor Services under the terms of this Contract is nonexclusive. The Concessioner’s operations and contract compliance will be evaluated on at least an annual basis.

(c) Operating Plan
The Director will establish and revise, as necessary, after consultation with the Concessioner, specific requirements for the operations of the Concessioner under this Contract in the form of an Operating Plan. The initial Operating Plan is attached to this Contract as Exhibit B.

(d) Rates

All rates and charges to the public by the Concessioner for Visitor Services must be reasonable and appropriate and must be approved by the Director.

(e) No Capital Improvements

The Concessioner may not construct any capital improvements upon Area lands.

(f) Personal Property

(1) Personal Property Provided by the Concessioner. The Concessioner shall provide all personal property, including without limitation removable equipment, furniture, and goods, necessary for its operations under this Contract, unless such personal property is provided by the Director.

(2) Minimum Vessel Requirements for Primary Vessels. Within two years (730 days) of the effective date of this Contract, the Concessioner must provide the required Visitor Services using Primary Vessels that meet the requirements and specifications set forth below in subparagraphs (i) through (v). See Addendum 1 General Provisions of this Contract for the definition of “Primary Vessels”.

(i) Fleet Size. At a minimum, the Concessioner must make three (3) Primary Vessels with the passenger capacities listed below available for use in fulfilling the terms of this Contract.

(ii) Vessel Passenger Capacities. Each of the three Primary Vessels must have a minimum passenger capacity of 140 passengers, as specified by the U.S. Coast Guard (USCG). This capacity excludes vessel crew members, as required by the USCG. Personal flotation devices must be available onboard for all passengers and crew members.

(iii) Vessel Design. To minimize onboard motion and maximize visitor comfort, the Director requires that the three Primary Vessels used by the Concessioner be a catamaran or similar multi-hull design.

(iv) Propulsion and Auxiliary Engine Requirements. Within two years (730 days) following the effective date of this Contract, all vessel propulsion and auxiliary engines used to provide the required and authorized services must meet, at a minimum, the published EPA emission standards for Tier 3 engines as specified in 40 C.F.R. Part 1042 for the class of engine in use and California Air Resources Board (CARB) requirements for each engine’s respective horsepower rating. Once all vessel diesel propulsion and auxiliary engines used to provide the required and authorized services meet, at minimum, the published EPA emission standards for Tier 3 engines as specified in 40 C.F.R. Part 1042 for the class of engine in use, the Concessioner must continue to use Tier 3 or higher-tier engines and meet CARB requirements for each engine’s respective horsepower rating throughout the remaining term of the Contract. The Concessioner may not use engines with emission ratings below Tier 3 certified propulsion and auxiliary engines (i.e., engines that generate levels of emissions which exceed those specified by the EPA for Tier 3 certified propulsion and auxiliary engines). The Concessioner may not utilize Tier 2, Tier 1, or any non-Tier engines onboard its Primary Vessels used to provide the Visitor Services under the Contract.

(v) Vessel Accessibility. The Concessioner must use at least one Primary Vessel with restrooms, drinking water, interior and exterior seating areas, interpretive services, and food and beverage services that are accessible to persons with disabilities within two years (730 days) of the effective date of the Contract. The Concessioner must provide tie-downs for wheelchairs onboard all Primary Vessels.
(3) Minimum Vessel Requirements for Temporary Vessels. The Concessioner is permitted to use up to three Temporary Vessels for up to two years (730 days) following the effective date of the Contract while it procures and makes any necessary improvements to its three Primary Vessels. The requirements for Temporary Vessels used within the two year (730 day) period are set forth below in subparagraphs (i) through (iii).

(i) Fleet Size and Vessel Passenger Capacities. If Temporary Vessels are used, the Concessioner must operate no less than a three-vessel fleet including vessels with at least the following passenger capacities:

- Temporary Vessel 1 (100 passengers)
- Temporary Vessel 2 (100 passengers)
- Temporary Vessel 3 (75 passengers)

The Concessioner may use a combination of Primary Vessels and Temporary Vessels within the two year (730 day) period, but may not use a fleet of fewer than three vessels conforming to the minimum passenger capacity requirements specified for Primary and Temporary Vessels, as applicable to the respective vessel.

(ii) Vessel Design. The Temporary Vessels may be mono-hull or multi-hull (i.e., catamaran) design.

(iii) Propulsion and Auxiliary Engine Requirements. All Temporary Vessel propulsion and auxiliary engines used to provide the required and authorized services must meet, at a minimum, the published EPA emission standards for Tier 2 engines as specified in 40 C.F.R. Part 1042 for the class of engine in use and comply with the CARB requirements for each engine’s respective horsepower rating. The Concessioner may not use any engines that have an EPA rating below Tier 2.

(g) Ventura Harbor Embarkation Site

The Concessioner must arrange to provide the Visitor Services from and back to the Ventura Harbor Embarkation Site at its sole cost and expense as follows:

(1) Purpose and Need. For the purpose of providing the Visitor Services in a manner the Service deems necessary, this Contract requires that the Concessioner’s vessels embark from, and return to, the Ventura Harbor Embarkation Site and requires that the Concessioner enter into a lease with the Ventura Port District (not a party to this Contract) regarding the Concessioner’s use and occupancy of the Ventura Harbor Embarkation Site (the “Lease”). These requirements were included in this Contract to provide certainty that would facilitate realistic offers with accurate evaluations of costs by offerors, and thus avoid delay in the award and performance of this Contract. The Concessioner acknowledges it is responsible for complying with the terms and conditions of the Lease at its sole cost and expense.

(2) Securing Location and Operations during Terms of Contract and Lease. The Concessioner must execute the Lease simultaneously with the Concessioner’s execution of the Contract. The Concessioner must provide the Visitor Services beginning from and ending at the Ventura Harbor Embarkation Site throughout the terms of this Contract and the Lease, unless the Contract is terminated earlier as provided in Section 2(g)(3) or Section 8(a) of this Contract.

(3) Termination of Use of the Ventura Harbor Embarkation Site. The Director and the Concessioner acknowledge that the Contract and the Lease address rights and obligations that, while separate and independent, nevertheless require performance in part at the same location. Accordingly, they agree that any material breach by the Concessioner of the Lease may, and any termination of the Lease will, affect the beginning and end point of the required Visitor Services to be provided by the Concessioner under the Contract. Notwithstanding anything in Section 2(b) of this Contract to the contrary, if the Lease is terminated for any reason, the Director, in his or her sole discretion, may terminate this Contract (by exercising a “Section 2(g)(3) Termination”). All the provisions of Section 8(b) (Requirements in the Event of Suspension, Termination or Expiration) of this Contract shall apply to any Section 2(g)(3) Termination of this Contract.
SEC. 3. CONCESSIONER PERSONNEL

(a) The Concessioner must ensure that its employees are hospitable and exercise courtesy and consideration in their relations with the public.

(b) The Concessioner must establish appropriate screening, hiring, training, safety, employment, termination and other policies and procedures.

(c) The Concessioner must review the conduct of any of its employees whose action or activities are considered by the Concessioner or the Director to be inconsistent with the proper administration of the Area and enjoyment and protection of visitors and must take such actions as are necessary to correct the situation.

(d) The Concessioner must maintain, to the greatest extent possible, a drug free work environment.

SEC. 4. ENVIRONMENTAL

The Concessioner must utilize appropriate best management practices (practices that apply the most current and advanced means and technologies available to the Concessioner to undertake and maintain a superior level of environmental performance reasonable in light of the circumstances of the operations conducted under this Contract) in its provision of Visitor Services and other activities under this Contract.

SEC. 5. FEES

(a) Franchise Fee

(1) The Concessioner must pay a franchise fee to the Director as follows:

For the term of this Contract, the Concessioner shall pay to the Director for the privileges granted under this Contract a franchise fee equal to [Franchise Fee alpha number] percent ([Franchise Fee numeric number]%) of the Concessioner's gross receipts for the preceding year or portion of a year.

(2) The Concessioner has no right to waiver of the fee under any circumstances.

(b) Payments Due

(1) The franchise fee is due on a monthly basis at the end of each month and must be paid by the Concessioner in such a manner that the Director will receive payment within fifteen (15) days after the last day of each month that the Concessioner operates.

(2) All franchise fees shall be deposited electronically by the Concessioner in accordance with all Applicable Laws.

(3) The Concessioner must pay any additional fee amounts due at the end of the operating year as a result of adjustments at the time of submission of the Concessioner's Annual Financial Report. Overpayments will be offset against the following year's fees. In the event of termination or expiration of this Contract, overpayments will first be offset against any amounts due and owing the Government and the remainder will be paid to the Concessioner.

(c) Interest

An interest charge will be assessed on overdue amounts for each thirty (30) day period, or portion thereof, that payment is delayed. The percent of interest charged will be based on the current value of funds to the
United States Treasury as published quarterly in the Treasury Fiscal Requirements Manual. The Director may also impose penalties for late payment to the extent authorized by Applicable Law.

SEC. 6. INSURANCE

a) Indemnification

(1) The Concessioner agrees to assume liability for and does hereby agree to save, hold harmless, protect, defend and indemnify the United States of America, its agents and employees from and against any and all liabilities, obligations, losses, damages or judgments (including without limitation penalties and fines), claims, actions, suits, costs and expenses (including without limitation attorneys’ fees and experts’ fees) of any kind and nature whatsoever on account of fire or other peril, bodily injury, death or property damage, or claims for bodily injury, death or property damage of any nature whatsoever, and by whomsoever made, in any way connected with or arising out of the activities of the Concessioner, its employees, agents or contractors under this Contract. This indemnification shall survive the termination or expiration of this Contract.

(b) Insurance in General

(1) The Concessioner shall obtain and maintain during the entire term of this Contract at its sole cost and expense, the types and amounts of insurance coverage necessary to fulfill the obligations of this Contract as determined by the Director. The initial insurance requirements are set forth below and in Exhibit D. Any changed or additional requirements that the Director determines necessary must be reasonable and consistent with the types and coverage amounts of insurance a prudent businessperson would purchase in similar circumstances. The Director shall approve the types and amounts of insurance coverage purchased by the Concessioner.

(2) The Director will not be responsible for any omissions or inadequacies of insurance coverages and amounts in the event the insurance purchased by the Concessioner proves to be inadequate or otherwise insufficient for any reason whatsoever.

(3) At the request of the Director, the Concessioner shall at the time insurance is first purchased and annually thereafter, provide the Director with a Certificate of Insurance that accurately details the conditions of the policy as evidence of compliance with this section. The Concessioner shall provide the Director immediate written notice of any material change in the Concessioner’s insurance program hereunder, including without limitation, cancellation of any required insurance coverages.

(c) Commercial Public Liability

(1) The Concessioner shall provide commercial general liability insurance against claims arising out of or resulting from the acts or omissions of the Concessioner or its employees, agents or contractors, in carrying out the activities and operations required and/or authorized under this Contract.

(2) This insurance shall be in the amount commensurate with the degree of risk and the scope and size of the activities required and/or authorized under this Contract, as more specifically set forth in Exhibit D. Furthermore, the commercial general liability package shall provide no less than the coverages and limits described in Exhibit D.

(3) All liability policies shall specify that the insurance company shall have no right of subrogation against the United States of America and shall provide that the United States of America is named an additional insured.

(4) From time to time, as conditions in the insurance industry warrant, the Director may modify Exhibit D to revise the minimum required limits or to require additional types of insurance, provided that any additional requirements must be reasonable and consistent with the types of insurance a prudent businessperson would purchase in similar circumstances.
SEC. 7. RECORDS AND REPORTS

(a) Accounting System

(1) The Concessioner must maintain an accounting system under which its accounts can be readily identified with its system of accounts classification. Such accounting system must be capable of providing the information required by this Contract. The Concessioner’s system of accounts classification must be directly related to the Concessioner Annual Financial Report Form issued by the Director.

(2) If the Concessioner’s annual gross receipts are $500,000 or more, the Concessioner must use the accrual accounting method.

(3) The Concessioner must keep its accounts in such manner that there can be no diversion or concealment of profits or expenses in the operations authorized under this Contract by means of arrangements for the procurement of equipment, merchandise, supplies or services from sources controlled by or under common ownership with the Concessioner or by any other device.

(b) Annual Financial Report

(1) The Concessioner must submit annually as soon as possible but not later than one hundred and twenty (120) days after the last day of its fiscal year a financial statement for the preceding fiscal year or portion of a year as prescribed by the Director (“Concessioner Annual Financial Report”).

(2) If the annual gross receipts of the Concessioner are in excess of $1,000,000, the financial statements must be audited by an independent Certified Public Accountant in accordance with Generally Accepted Auditing Standards (GAAS) and procedures promulgated by the American Institute of Certified Public Accountants.

(3) If annual gross receipts are between $500,000, and $1,000,000, the financial statements shall be reviewed by an independent Certified Public Accountant in accordance with Statements on Standards for Accounting and Review Services (SSARS) and procedures promulgated by the American Institute of Certified Public Accountants.

(4) If annual gross receipts are less than $500,000, the financial statements may be prepared without involvement by an independent Certified Public Accountant, unless otherwise directed by the Director.

(c) Other Reports

(1) Balance Sheet. If requested by the Director, within ninety (90) days of the execution of this Contract or its effective date, whichever is later, the Concessioner must submit to the Director a balance sheet as of the beginning date of the term of this Contract. The balance sheet must be audited or reviewed, as determined by the annual gross receipts, by an independent Certified Public Accountant.

(2) The Director from time to time may require the Concessioner to submit other reports and data regarding its performance under this Contract or otherwise, including, but not limited to, operational information.

SEC. 8. SUSPENSION, TERMINATION, OR EXPIRATION

(a) Termination and Suspension

(1) The Director may temporarily suspend operations under this Contract in whole or in part or terminate this Contract in writing at any time in order to protect Area visitors, protect, conserve, and preserve Area resources, or to limit Visitor Services in the Area to those that continue to be necessary and appropriate.
(2) The Director may terminate this Contract if the Director determines that the Concessioner has materially breached any requirement of this Contract.

(3) In the event of a breach of the Contract, the Director will provide the Concessioner an opportunity to cure by providing written notice to the Concessioner of the breach. In the event of a monetary breach, the Director will give the Concessioner a fifteen (15) day period to cure the breach. If the breach is not cured within that period, then the Director may terminate the Contract for default. In the event of a nonmonetary breach, if the Director considers that the nature of the breach so permits, the Director will give the Concessioner thirty (30) days to cure the breach, or to provide a plan, to the satisfaction of the Director, to cure the breach over a specified period of time. If the breach is not cured within this specified period of time, the Director may terminate the Contract for default. Notwithstanding this provision, repeated breaches (two or more) of the same nature will be grounds for termination for default without a cure period. In the event of a breach of any nature, the Director may suspend the Concessioner’s operations as appropriate in accordance with Section 8(a).

(b) Requirements in the Event of Suspension, Termination or Expiration

(1) In the event of suspension or termination of this Contract for any reason or expiration of this Contract, no compensation of any nature will be due the Concessioner, including, but not limited to, compensation for personal property, or for losses based on lost income, profit, or the necessity to make expenditures as a result of the termination.

(2) Upon termination of this Contract for any reason, or upon its expiration, and except as otherwise provided in this section, the Concessioner must, at the Concessioner’s expense, promptly vacate the Area, remove all of the Concessioner’s personal property, and repair any injury caused by removal of the property. This removal must occur within thirty (30) days (unless the Director in particular circumstances otherwise determines). Personal property not removed from the Area will be considered abandoned property subject to disposition by the Director, at full cost and expense of the Concessioner.

(3) Prior to and upon the expiration or termination of this Contract for any reason, and, in the event that the Concessioner is not to continue the operations authorized under this Contract after its expiration or termination, the Concessioner shall comply with all applicable requirements of Exhibit E to this Contract, “Transition to a New Concessioner.” This section and Exhibit E shall survive the expiration or termination of this Contract.

SEC. 9. ASSIGNMENT, SALE OR ENCUMBRANCE OF INTERESTS

This Contract may not be assigned [e.g. sold] or encumbered [e.g. mortgaged] without the approval of the Director in accordance with 36 C.F.R. Part 51 with respect to proposed assignments and encumbrances.

SEC. 10. GENERAL PROVISIONS – SEE ADDENDUM 1.

Addendum 1 attached to this Contract is made a part of this Contract.

IN WITNESS WHEREOF, the duly authorized representatives of the parties have executed this Contract on the dates shown below:

CONCESSIONER

By______________________________
Name of signer
Title of signer

UNITED STATES OF AMERICA

By__________________________
Name of signer
Director, National Park Service
Company name

DATE: ________________, 20__

[Corporation]

ATTEST:

By______________________________
Name of signer
Title of signer

DATE: ________________, 20__

[Sole Proprietorship/Partnership/Limited Liability Company]

WITNESSES:

NAME___________________________  NAME___________________________
Name of signer
Name of signer

ADDRESS___________________________  ADDRESS___________________________

DATE: ________________, 20__  DATE: ________________, 20__
ADDENDUM 1
GENERAL PROVISIONS

1. DEFINITIONS

The following terms used in this Contract will have the following meanings, which apply to both the singular and the plural forms of the defined terms:

(a) “Applicable Laws” means the laws of Congress governing the Area, including, but not limited to, the rules, regulations, requirements and policies promulgated under those laws, whether now in force, or amended, enacted or promulgated in the future, including, without limitation, federal, state and local laws, rules, regulations, requirements and policies governing nondiscrimination, protection of the environment and protection of public health and safety.

(b) “Area” means the property within the boundaries of Channel Islands National Park.

(c) “Days” means calendar days.

(d) “Director” means the Director of the National Park Service, and his duly authorized representatives.

(e) “Exhibit” means the various exhibits, which are attached to this Contract, each of which is hereby made a part of this Contract.

(f) “Gross Receipts” means the total amount received or realized by, or accruing to, the Concessioner from all sales for cash or credit, of services, accommodations, materials, and other merchandise made pursuant to the rights granted by this Contract, commissions earned on contracts or agreements with other persons or companies operating in the Area, and gross receipts earned from electronic media sales, but excluding:

1. Intracompany earnings on account of charges to other departments of the operation (such as laundry);
2. Charges for employees’ meals, lodgings, and transportation;
3. Cash discounts on purchases;
4. Cash discounts on sales;
5. Returned sales and allowances;
6. Interest on money loaned or in bank accounts;
7. Income from investments;
8. Income from subsidiary companies outside of the Area;
9. Sale of property other than that purchased in the regular course of business for the purpose of resale;
10. Sales and excise taxes that are added as separate charges to sales prices, gasoline taxes, hunting and fishing license fees, and postage stamps, provided that the amount excluded will not exceed the amount actually due or paid government agencies;
11. Receipts from the sale of handicrafts that have been approved for sale by the Director as constituting authentic American Indian, Alaskan Native, Native Samoan, or Native Hawaiian handicrafts.

All monies paid into coin operated devices, except telephones, whether provided by the Concessioner or by others, must be included in gross receipts. However, only revenues actually received by the Concessioner from coin-operated telephones must be included in gross receipts. All revenues received from charges for in-room telephone or computer access must be included in gross receipts.

(g) “Superintendent” means the manager of the Area.
(h) “Visitor Services” means the accommodations, facilities and services that the Concessioner is required or authorized to provide by this Contract.

(i) Vessels

1. “Primary Vessels” means the vessels that the Concessioner must use to provide the required Visitor Services no later than the beginning of year 3 (day 731 from the effective date) through year 10 of this Contract. The requirements for the Primary Vessels are specified in Section 2(f)(2) of this Contract and in the Operating Plan.

2. “Temporary Vessels” means the vessels the Concessioner may use during the first two years (730 days) following the effective date of the Contract while it procures and makes any necessary improvements to its three Primary Vessels. The Concessioner is not permitted to use any Temporary Vessels beyond the end of year 2 (day 730 from the effective date) unless they meet the requirements for Primary Vessels. The requirements for Temporary Vessels are specified in Section 2(f)(3) of this Contract and in the Operating Plan.

2. LEGAL AND REGULATORY COMPLIANCE

This Contract, operations under it by the Concessioner, and its administration by the Director, are subject to all Applicable Laws. The Concessioner must comply with all Applicable Laws in fulfilling its obligations under this Contract at the Concessioner’s sole cost and expense. The Concessioner must give the Director immediate written notice of any violation of Applicable Laws by the Concessioner, including its employees, agents or Contractors, and must promptly correct any violation.

3. SERVICES AND OPERATIONS

(a) All promotional material, regardless of media format (i.e., printed, electronic, broadcast media), provided to the public by the Concessioner in connection with the services provided under this Contract must be approved in writing by the Director prior to use. All such material will identify the Concessioner as an authorized Concessioner of the National Park Service, Department of the Interior.

(b) The Concessioner will provide Federal employees reduced rates, in accordance with guidelines established by the Director, when conducting necessary official business. Complimentary or reduced rates and charges may otherwise not be provided to Federal employees by the Concessioner except to the extent that they are equally available to the general public.

(c) The Director and Comptroller General of the United States, or any of their duly authorized representatives, will have access to the records of the Concessioner as provided by the terms of Applicable Laws.

(d) Subconcession or other third party agreements, including management agreements, for the provision of Visitor Services required or authorized under this Contract, whether in consideration of a percentage of revenues or otherwise, are not permitted.

(e) The Concessioner will ensure that any protected sites and archeological resources within the Area are not disturbed or damaged by the Concessioner’s activities. Discoveries of any archeological resources by the Concessioner will be promptly reported to the Director.

4. ENVIRONMENTAL DATA, REPORTS, NOTIFICATIONS, AND APPROVALS

(a) Inventory of Hazardous Substances and Inventory of Waste Streams
The Concessioner must submit to the Director, upon request, an inventory of hazardous chemicals used and stored in the Area by the Concessioner. The Concessioner must obtain the Director’s approval prior to using any extremely hazardous substance, as defined in the Emergency Planning and Community Right to Know Act of 1986, in operations under this Contract. The Concessioner must also submit to the Director, upon request, an inventory of all waste streams generated by the Concessioner under this Contract.

(b) Reports

The Concessioner must submit to the Director copies of all documents, reports, monitoring data, manifests, and other documentation required under Applicable Laws to be submitted to regulatory agencies. The Concessioner must also submit to the Director any environmental plans for which coordination with Area operations are necessary and appropriate, as determined by the Director in accordance with Applicable Laws.

(c) Notification of Releases

The Concessioner must give the Director immediate written notice of any discharge, release or threatened release (as these terms are defined by Applicable Laws) within or at the vicinity of the Area (whether solid, semi-solid, liquid or gaseous in nature) of any hazardous or toxic substance, material, or waste of any kind, including, without limitation, building materials such as asbestos, or any contaminant, pollutant, petroleum, petroleum product or petroleum by-product.

(d) Notice of Violation

The Concessioner must give the Director in writing immediate notice of any written threatened or actual notice of violation from other regulatory agencies of any Applicable Law arising out of the activities of the Concessioner, its agents or employees.

(e) Communication with Regulatory Agencies

The Concessioner must provide timely written advance notice to the Director of communications, including without limitation, meetings, audits, inspections, hearings and other proceedings, between regulatory agencies and the Concessioner related to compliance with Applicable Laws concerning operations under this Contract. The Concessioner must also provide to the Director any written materials prepared or received by the Concessioner in advance of or subsequent to any such communications. The Concessioner must allow the Director to participate in any such communications. The Concessioner must also provide timely notice to the Director following any unplanned communications between regulatory agencies and the Concessioner.

(f) Cost Recovery for Concessioner Environmental Activities

If the Concessioner does not promptly contain and remediate an unauthorized discharge or release arising out of the activities of the Concessioner, its employees, agents and Contractors, as set forth in this section, or correct any environmental self-assessment finding of non-compliance, in full compliance with Applicable Laws, the Director may, in its sole discretion and after notice to the Concessioner, take any such action consistent with Applicable Laws as the Director deems necessary to abate, mitigate, remediate, or otherwise respond to such release or discharge, or take corrective action on the environmental self-assessment finding. The Concessioner will be liable for and must pay to the Director any costs of the Director associated with such action upon demand. Nothing in this section precludes the Concessioner from seeking to recover costs from a responsible third party.

5. FEES

(a) Adjustment of Franchise Fee

(1) The Concessioner or the Director may request, in the event that either considers that extraordinary, unanticipated changes have occurred after the effective date of this Contract, a reconsideration and possible
subsequent adjustment of the franchise fee established in this section. For the purposes of this section, the phrase “extraordinary, unanticipated changes” will mean extraordinary, unanticipated changes from the conditions existing or reasonably anticipated before the effective date of this Contract which have or will significantly affect the probable value of the privileges granted to the Concessioner by this Contract. For the purposes of this section, the phrase “probable value” means a reasonable opportunity for net profit in relation to capital invested and the obligations of this Contract.

(2) The Concessioner or the Director must make a request for a reconsideration by mailing, within sixty (60) days from the date that the party becomes aware, or should have become aware, of the possible extraordinary, unanticipated changes, a written notice to the other party that includes a description of the possible extraordinary, unanticipated changes and why the party believes they have affected or will significantly affect the probable value of the privileges granted by this Contract.

(3) If the Concessioner and the Director agree that extraordinary, unanticipated changes have occurred, the Concessioner and the Director will undertake good faith negotiations as to an appropriate adjustment of the franchise fee.

(4) The negotiation will last for a period of sixty (60) days from the date the Concessioner and the Director agree that extraordinary, unanticipated changes occurred. If the negotiation results in agreement as to an adjustment (up or down) of the franchise fee within this period, the franchise fee will be adjusted accordingly, prospectively as of the date of agreement.

(5) If the negotiation does not result in agreement as to the adjustment of the franchise fee within this sixty (60) day period, then either the Concessioner or the Director may request binding arbitration to determine the adjustment to franchise fee in accordance with this section. Such a request for arbitration must be made by mailing written notice to the other party within fifteen (15) days of the expiration of the sixty (60) day period.

(6) Within thirty (30) days of receipt of such a written notice, the Concessioner and the Director will each select an arbiter. These two arbiters, within thirty (30) days of selection, must agree to the selection of a third arbiter to complete the arbitration panel. Unless otherwise agreed by the parties, the arbitration panel will establish the procedures of the arbitration. Such procedures must provide each party a fair and equal opportunity to present its position on the matter to the arbitration panel.

(7) The arbitration panel will consider the written submissions and any oral presentations made by the Concessioner and the Director and provide its decision on an adjusted franchise fee (up, down or unchanged) that is consistent with the probable value of the privileges granted by this Contract within sixty (60) days of the presentations.

(8) Any adjustment to the franchise fee resulting from this section will be prospective only.

(9) Any adjustment to the franchise fee will be embodied in an amendment to this Contract.

(10) During the pendency of the process described in this section, the Concessioner will continue to make the established franchise fee payments required by this Contract.

6. INDEMNIFICATION

The Concessioner agrees to assume liability for and does hereby agree to save, hold harmless, protect, defend and indemnify the United States of America, its agents and employees from and against any and all liabilities, obligations, losses, damages or judgments (including without limitation penalties and fines), claims, actions, suits, costs and expenses (including without limitation attorneys fees and experts’ fees) of any kind and nature whatsoever on account of fire or other peril, bodily injury, death or property damage, or claims for bodily injury, death or property damage of any nature whatsoever, and by whomsoever made, in any way
connected with or arising out of the activities of the Concessioner, its employees, agents or Contractors under this Contract. This indemnification will survive the termination or expiration of this Contract.

7. NOTICE OF BANKRUPTCY OR INSOLVENCY

The Concessioner must give the Director immediate notice (within five (5) days) after the filing of any petition in bankruptcy, filing any petition seeking relief of the same or different kind under any provision of the Bankruptcy Act or its successor, or making any assignment for the benefit of creditors. The Concessioner must also give the Director immediate notice of any petition or other proceeding against the Concessioner for the appointment of a trustee, receiver, or liquidator, or, the taking by any person or entity of the rights granted by this Contract or any part thereof upon execution, attachment or other process of law or equity. For purposes of the bankruptcy statutes, the Director considers that this Contract is not a lease but an executory Contract exempt from inclusion in assets of Concessioner pursuant to 11 U.S.C. 365. The Director may terminate this Contract if the Director determines that the Concessioner is unable to perform the terms of Contract due to such bankruptcy or insolvency action.

8. ADDITIONAL PROVISIONS

(a) This Contract contains the sole and entire agreement of the parties, except for survival of the Concessioner’s commitments as set forth in its Offeror’s Transmittal Letter in response to the solicitation for this Contract. No oral representations of any nature form the basis of or may amend this Contract. This Contract may be extended, renewed or amended only when agreed to in writing by the Director and the Concessioner.

(b) This Contract does not grant rights or benefits of any nature to any third party.

(c) The invalidity of a specific provision of this Contract will not affect the validity of the remaining provisions of this Contract.

(d) Waiver by the Director or the Concessioner of any breach of any of the terms of this Contract by the other party will not be deemed to be a waiver or elimination of such term, nor of any subsequent breach of the same type, nor of any other term of the Contract. The subsequent acceptance of any payment of money or other performance required by this Contract will not be deemed to be a waiver of any preceding breach of any term of the Contract.

(e) No member of, or delegate to, Congress or Resident Commissioner will be admitted to any share or part of this Contract or to any benefit that may arise from this Contract but this restriction will not be construed to extend to this Contract if made with a corporation or company for its general benefit.

(f) This Contract is subject to the provisions of 2 C.F.R. Part 1400, as applicable, concerning nonprocurement debarment and suspension. The Director may recommend that the Concessioner be debarred or suspended in accordance with the requirements and procedures described in those regulations, as they are effective now or may be revised in the future.

(g) Nothing contained in this Contract shall be construed as binding the Director to expend, in any fiscal year, any sum in excess of the appropriation made by Congress for that fiscal year or administratively allocated for the subject matter of this Contract, or to involve the Director in any contract or other obligation for the future expenditure of money in excess of such appropriations.

9. NATIONAL PARK SERVICE TRADEMARK LICENSE

(a) License Grant

The unique nature of a National Park Service concession blends commercial enterprise with the treasured historic, cultural, and, natural assets that the Director is responsible for protecting. The Director hereby grants
to the Concessioner a royalty-free, non-exclusive, non-transferable license to use the marks as listed in Exhibit
F ("Marks"), for use solely to carry out the services described under this Contract in manner that promotes
National Park Service goals and values as stated herein. The Concessioner has the right to sub-license Marks
in order to carry out services described under this Contract upon written approval of the Director and under
same or substantially similar terms as contained herein. Any use of any Mark intended to identify the National
Park Service, or one of the Concession Facilities, shall inure to the benefit of the National Park Service. This
license shall cease upon termination or expiration of the Contract, or as otherwise determined by the Director
or by law. This license does not constitute a compensable interest to the Concessioner.

(b) Quality Control and Goodwill

The Concessioner acknowledges that the maintenance of the high quality of the services, materials, products,
and merchandise produced, sold or otherwise prepared for public dissemination pursuant to or in order to
carry out services required under this Contract, as well as the control by the Director over their nature,
quality, and manner of delivery or distribution, are material conditions of this Contract. The Concessioner
shall maintain the distinctiveness of the Marks, the image of the National Park Service brand, and the image
and high quality of the services, materials, products, and merchandise bearing the Marks licensed herein.
Marks may be used and appear together with other marks used in connection with concession-related goods
and services but must stand by themselves. The Concessioner shall immediately cease use of a Mark used in
association with the services provided under this Contract on request of the National Park Service.

(c) Rights and Ownership

The Concessioner acknowledges that the National Park Service is the sole and exclusive owner of all right,
title and interest in and to its Marks, including those licensed under this agreement, as well as to all
combinations, forms, and derivatives which must be approved by the Director. The Concessioner further
acknowledges, represents and warrants that it has not acquired and shall not acquire (whether by operation
of law, by this Contract, or otherwise) any right, title, interest or ownership (collectively “Ownership Rights”)
in or to any National Park Service Marks or any part thereof. Should any Ownership Rights become vested in
the Concessioner, the Concessioner agrees to assign, and hereby assigns, all such Ownership Rights to the
Director free of consideration. The Concessioner shall immediately provide and execute all documents
reasonably requested by the Director to effectuate and record each such assignment. The Concessioner shall
not, during the term or at any time thereafter, do anything which, in the Director’s sole judgment, could in
any way damage the validity and subsistence of the Marks. The Concessioner shall not attack, dispute, or
challenge the National Park Service’s Ownership Rights in or to the Marks or the validity of this Contract, nor
shall the Concessioner assist others in so doing.