



WESTCHESTER COUNTY CLERK

Timothy C. Idoni
County Clerk

November 14, 2018

Honorable Thomas A. Murphy
Village Hall at the Regatta
123 Mamaroneck Avenue
Mamaroneck, NY 10543

Dear Mayor Murphy,

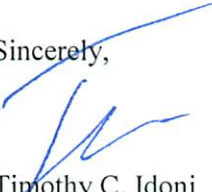
The Office of the Westchester County Clerk is very pleased to be able to continue to provide your municipality with access to Westchester Records Online (wro.WestchesterClerk.com) which allows your staff to access millions of records on file free of charge, *and now including foreclosure reports*. In addition, municipalities are given exclusive access to essential abstracts of real estate transactions to assist tax assessors.

Enclosed, please find the Memorandum of Understanding (MOU) that will allow your staff remote access to the County Clerk's Westchester Records Online (WRO) through December 31, 2019, provided that our office receives the signed document and attachments.

Please return the signed MOU and the updated subscriber fact sheet before December 17, 2018 to the attention of Ms. Hulda Martinez, Office of the Westchester County Clerk, 110 Dr. Martin Luther King Jr. Blvd, Suite 335, White Plains, New York 10601. If you have any questions, please contact Ms. Martinez at (914) 995-2079, or via email at hvm1@westchestergov.com.

We look forward to serving your municipality.

Sincerely,


Timothy C. Idoni
Westchester County Clerk

MEMORANDUM OF UNDERSTANDING
BETWEEN THE COUNTY OF WESTCHESTER
AND

LICENSE AGREEMENT made this ____ day of _____, 201____, by and between:

THE COUNTY OF WESTCHESTER (hereinafter referred to as the "County"), a municipal corporation of the State of New York, having and office and place of business in the Michaelian Office Building, 148 Martine Avenue, White Plains, New York 10601 and

(hereinafter referred to as the "Licensee"), located at

WHEREAS, the County desires to provide a license for remote access to the County Clerk's land records and legal files; and

WHEREAS, the Licensee desires a license for the privilege of utilizing such remote access to the County Clerk's record; and

NOW, THEREFORE, the parties hereto agree upon the premises, terms and conditions as follows:

1. **Licensed Access:** The County hereby grants to the Licensee a License at no cost for the use of () assigned user IDs from the Westchester County Clerk's system that would permit Licensee to connect computer terminal(s) for remote web access to the County Clerk's land records and legal files. Licensee accepts the land records and legal file information on an "as is" basis and the County provides no warranty as to the accuracy of the information. To the extent permitted by law, the County disclaims all liability for the information contained in the files and records.

2. **Confidentiality:** The Licensee agrees that, except in accordance with proper judicial order or as otherwise provided by law, the Licensee and any person employed, or otherwise engaged, by such Licensee who by virtue of such employment or engagement is given access to the County Clerk's Office land and legal records pursuant to this License, shall not divulge or make known in any manner any confidential information, such as social security numbers, contained in such records.

3. **Conduct of Operations:** The Licensee assumes all risk of operation and shall provide, at its sole cost and expense, all equipment and hardware, as determined by the County, necessary to gain access to the County Clerk's records. The County shall not be responsible as a bailee or otherwise for any equipment or hardware or other personal property of the Licensee, or its employees, used to gain remote access. The Licensee hereby waives any claim for loss or damages sustained to any personal property, including, without limitation, theft or other casualty.

The Licensee further agrees:

(a) that except for the amount, if any, of damage contributed to, caused by or resulting from the sole negligence of the County, the Licensee shall indemnify and hold harmless the County, its officers, employees and agents from and against any all liability damage, claims, demands, costs, judgments, fees, attorneys' fees, or loss arising directly or indirectly out of the acts or omissions hereunder by the Licensee and third parties under the direction or control of the Licensee; and

(b) to provide defense for and defend, at its sole expense, any and all claims, demands or causes of action directly or indirectly arising out of this License and to bear all other costs and expenses related thereto.

(c) that in the event the Licensee does not provide the above defense and indemnification to the County, and such refusal or denial to provide the above defense and indemnification is found to be in breach of this provision, then the Licensee shall reimburse the County's reasonable attorney's fees incurred in connection with the defense of any action, and in connection with enforcing this provision of the License.

4. **Term and Termination:** The term of this License shall be for a period of one year commencing on January 1, 2019 and terminating on December 31, 2019, with the County Clerk's option to extend the License for **four** additional one-year periods on the same terms and conditions. This License shall be extended for an additional one-year period automatically upon Licensee's receipt of a letter notice from the County Clerk advising Licensee of the County Clerk's decision to exercise its option and extend this License for an additional one year period.

In addition, this License may be terminated by the County upon thirty (30) days written notice to the Licensee when, in its sole discretion, the County deems it in its best interest to do so. Licensee shall have the right to terminate this License upon thirty (30) days written notice to the County when, in its sole discretion, Licensee deems it in its best interest to do so.

5. **No Lease:** It is expressly understood and agreed that no equipment or space is leased to the Licensee. No exclusive rights for remote access (other than the licensed user IDs granted herein) are granted by this License.

6. **Notices:** All notices of any nature referred to in this License shall be in writing and either sent by regular mail, electronic correspondence, overnight courier, or sent by facsimile (with acknowledgement received and a copy of the notice sent by overnight courier), to the respective addresses set forth below or to such other addresses as the respective parties hereto may designate in writing. Notice shall be effective on the date of receipt, or in the case of notices sent by regular mail, notice shall be effective three business days after the date of mailing.

To the County:

Hon. Timothy C. Idoni
Westchester County Clerk
110 Dr. Martin Luther King, Jr. Blvd.
White Plains, New York 10601

And a copy to:

County Attorney
Michaelian Office Building, Room 600
148 Martine Avenue
White Plains, New York 10601

To the Licensee:

With a copy to:

Such addresses shall be subject to change from time to time as may be specified in writing.

7. **Assignment:** It is understood and agreed that this License and the privileges granted hereunder are exclusively personal in nature and the Licensee may not assign, convey, sell, transfer (including, but not limited to, an attempt to transfer this License pursuant to a sale or transfer of all or part of this Licensee's assets), or otherwise dispose of this License. Any attempted or purported assignment, subletting, or transfer of this License or any rights granted hereunder without the express written consent of the County is void.

8. **Entire Agreement:** This License and its attachments constitute the entire agreement between the parties hereto with respect to the subject matter hereof and shall not be enforceable until signed by both parties and approved by the Office of the County Attorney.

Signed this _____ day of _____, 201____

THE COUNTY OF WESTCHESTER

By: _____
Timothy C. Idoni, County Clerk

LICENSEE

By: _____

Print Name: _____

Title: _____

Date: _____

Approved as to form and manner of execution

Assistant County Attorney
The County of Westchester

CERTIFICATE OF AUTHORITY

I, _____ certify that I am the _____
(Officer other than officer signing contract) *(Title)*

of the _____ (the "Licensee") a corporation duly organized and in good standing
(Name of Licensee)

under the _____ named in the
(Law under which organized, e.g., New York Business Corporation Law)

foregoing agreement; that _____ who signed said agreement on
(Name of person executing agreement)

behalf of the Licensee as, at the time of execution _____ of the Licensee
(Title of such person)

and I further certify that said agreement was duly signed for and in behalf of said Licensee by authority of its Board of Directors, thereunto duly organized, and that such authority is in full force and effect at the date hereof.

(CORPORATE SEAL)

Signature

STATE OF NEW YORK)
COUNTY OF WESTCHESTER) SS.: _____

On this _____ day of _____, 20__, before me personally came _____ to me known and known to me to be the _____ of _____ the corporation described in and which executed the above certificate, who being by me duly sworn did depose and say that he/she the said _____ resides at _____

and that he/she is _____ of said corporation and knows the corporate seal of the said corporation, that the seal affixed to the above certificate is such corporate seal and that it was affixed to the above certificate by order of the Board of Directors of said corporation, and that he/she signed his/her name thereto by like order.

Notary Public

ACKNOWLEDGMENT

STATE OF _____)

) ss.:

COUNTY OF _____)

On the _____ day of _____ in the year 20__ before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Date: _____

Notary Public