



## TEXAS SOUTHERN UNIVERSITY

### **EXHIBIT 1 Standard Contract Addendum**

This Standard Contract Addendum (“Addendum”) is between Texas Southern University (“University”) and the other party (“Contracting Party”) indicated in the signature block and is incorporated by reference into the attached agreement between TSU and Contracting Party. University and Contracting Party may be referred to singularly as a “Party” and collectively as the “Parties.” Notwithstanding anything in the Agreement to the contrary, if there is any conflict or contradiction between the provisions of the Agreement and those in this Addendum or in any other incorporated document, this Addendum shall govern/control and Contracting Party waives any claim to the contrary.

**ALTERNATIVE DISPUTE RESOLUTION:** The dispute resolution process provided for in Chapter 2260 of the Texas Government Code shall be used, as further described herein, by University and Contracting Party to attempt to resolve any claim for breach of Contract made by Contracting Party, to the extent it is applicable to the agreement and not preempted by other law. Except as otherwise provided by law, nothing herein is a waiver by University or the State of Texas of the right to seek redress in a court of law.

**ASSIGNMENT:** The parties recognize that this contract is based upon the skill and expertise of the parties and therefore agree that the contract and the obligations thereunder may not be assigned or delegated without the written consent of the other party, except as expressly allowed by this contract.

**COMPLIANCE WITH LAW:** Contracting Party shall certify that he/she or it is in compliance with all applicable state and federal laws as it relates to the terms and conditions of the agreement.

**NON-APPROPRIATIONS:** Contracting Party understands that University is a governmental entity, and should the Legislature fail to provide funding for any period during the term of this contract, University shall be excused for all liability for payment. University is required to give Contracting Party written notice within thirty (30) days after learning that the funds will not be available. Upon receiving written notice from University, this contract will automatically terminate.

**NOTICES:** Any notice given under this contract by either party to the other may be affected either by personal delivery in writing or by mail, registered or certified postage prepaid with return receipt requested. Mailed notices shall be addressed to the addresses of the parties as they appear in the contract. Notices delivered personally shall be deemed communicated at the time of actual receipt. Mailed notice shall be deemed communicated three (3) days after mailing.

**OFFICIALS NOT TO BENEFIT:** No trustee, officer, director, regent, employee, administrator and representative of University shall be admitted to any share or part of this contract or to any benefit that may arise therefrom.

**GOVERNING LAW/VENUE/STATUTE OF LIMITATIONS:** The validity of this Agreement and the interpretation of its terms and the applicable statute of limitations for any cause of action brought by or against University pursuant to the Agreement shall be governed by the laws of the State of Texas. Jurisdiction for any legal proceedings incident to this agreement shall lie in Harris County, Texas.



## TEXAS SOUTHERN UNIVERSITY

**FORCE MAJEURE:** In the event of Force Majeure, University may terminate this Agreement by written notice following such casualty and University shall not be responsible for any damages sustained by Contracting Party. Force Majeure shall mean fire, earthquake, flood, act of God, strikes or other labor disturbances, riots or civil commotion, litigation, terrorism, war or other acts of any foreign nation, power of government or government agency or authority, or any other cause like or unlike any cause above-mentioned which is beyond the control or authority of University.

**SUBCONTRACTS:** Any subcontracts and outside associates or consultants required by Contracting Party in connection with the services covered by this contract will be limited to such individuals or firms as were specifically identified and agreed to during negotiations. Contracting Party shall ensure that each subcontractor complies with all provisions of the Agreement and this Addendum. Contracting Party shall remain liable for the acts and omissions of such subcontractor(s) and the proper performance and delivery of the products and/or services set forth in the Agreement.

**ANTI-BOYCOTT ISRAEL VERIFICATION:** The Contractor represents that, to the extent this Agreement constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, Contractor (1) does not boycott Israel; and (2) will not boycott Israel during the term of this Agreement. The term "boycott Israel" as used in this paragraph has the meaning assigned to it in Section 808.001 of the Texas Government Code, as amended.

**ACKNOWLEDGMENT:** The contractor represents that it does not have contracts with, or provide supplies or services to, a foreign terrorist organization; or, Engaged in scrutinized business operations in Sudan or Iran, as defined in Government Code Sections 807.001(10) and 2270.001(9).

**TAX EXEMPTION:** University and Contracting Party agree that University will not be required to pay any taxes for which it can demonstrate an exemption.

**CONFIDENTIALITY:** Subject to the Texas Public Information Act and any similar legal requirements, neither Party shall disclose any confidential information obtained from the other Party without such Party's prior written approval.

**TERM:** The Term will not exceed three (3) total years.

**PAYMENT TERMS:** Payment terms for amounts due from University under the Agreement (including due dates, late fees and interest) are governed by Chapter 2251 of the Texas Government Code.

**COMPENSATION:** University will compensate Contracting Party for services and/or deliverables in accordance with the Agreement. Notwithstanding the Agreement, total compensation to Contracting Party shall not exceed \$\_\_\_\_\_.

**INDEPENDENT CONTRACTOR:** This Agreement is not intended by the parties to constitute or create a joint venture, pooling arrangement, partnership, or formal business organization of any kind, and the



## TEXAS SOUTHERN UNIVERSITY

rights and obligations of the parties shall be only those expressly set forth herein. The relationship of the Contracting Party to University is and shall continue to be that of an independent contractor, and no liability or benefits, such as workers' compensation, pension rights or liabilities, insurance rights or liabilities, arising out of or related to an employer/employee relationship, shall arise, or accrue to either party or either party's agent, subcontractor or employee, as a result of this Contract or its performance. No relationship, other than that of independent contractor, shall be implied between the parties or between either party and the other party's agent employee, or subcontractor.

**INTELLECTUAL PROPERTY:** Contracting Party represents that it has all intellectual property rights necessary to enter into and perform its obligations under the Agreement and shall indemnify, defend and hold harmless the State of Texas and University against any action, claim, liability, loss or expense related to such intellectual property rights and representations. Contracting Party will pay any damages attributable to such claim that are awarded against the State of Texas and/or University in a judgment or settlement.

**INDEMNIFICATION:** Contracting Party shall indemnify and hold harmless University, and each of its directors, officers, agents and employees from and against all claims, actions, suits, demands, proceedings, costs, damages and liabilities, including without limitation attorneys' fees and reasonable litigation costs, arising out of, connected with, or resulting from any acts or omissions of Contracting Party or any agent, employee, subcontractor, or supplier of Contracting Party in the execution or performance of this contract, to the extent the claim arises from negligence, willful act, breach of contract or violation of law.

**INSURANCE:** University is insured for general liability insurance under a self-insurance program covering its limits of liability and such self-insurance will satisfy any University insurance obligations in the Agreement. For the entire term of the Agreement ("Term"), Contracting Party shall maintain Comprehensive General

Liability insurance coverage of \$1,000,000 per occurrence. If, during the Term, Contracting Party will enter University property, Contracting Party shall also maintain the following insurance: (i) Worker's Compensation

coverage with statutory limits for the State of Texas, including Employers Liability coverage of \$500,000 per accident; (ii) Commercial Automobile Liability coverage of \$1,000,000 Combined Single Limit; (iii) for engineers and architects only: Professional Liability coverage of \$5,000,000 per occurrence; and (iv) for builders only: Builder's Risk coverage in the amount of the construction cost, including protection against named windstorm and flood. All policies must contain a waiver of subrogation against University. Comprehensive General Liability and Commercial Automobile Liability policies must name TSU as Additional Insured. Contracting Party shall pay all insurance deductibles and deductibles must not exceed \$10,000 unless approved in advance by University. Contracting Party shall provide University Certificates of Insurance evidencing these insurance requirements prior to the start of work.

**AUDIT; INDEPENDENT AUDITS; RIGHT TO AUDIT; RETENTION; SUPPORTING DOCUMENTS:** The Contracting Party agrees and authorizes University and/or the State Auditor (collectively, "Auditor") to conduct audits or investigations in connection with this Agreement. Contracting party agrees to cooperate with Auditors conducting such audits or investigations and to provide all information and documents reasonably requested. Contracting Party will include this provision in all contracts with permitted subcontractors.



## TEXAS SOUTHERN UNIVERSITY

**LIMITATIONS:** The Parties are aware that there are constitutional and statutory limitations on the authority of University (a state agency) to enter into certain terms and conditions of the Agreement, including, but not limited to, those terms and conditions relating to liens on University's property; disclaimers and limitations of warranties; disclaimers and limitations of liability for damages; waivers, disclaimers and limitations of legal rights, remedies, requirements and processes; limitations of periods to bring legal action; granting control of litigation or settlement to another party; liability for acts or omissions of third parties; payment of attorneys' fees; dispute resolution; indemnities; and confidentiality (collectively, the "Limitations"), and terms and conditions related to the Limitations will not be binding on University except to the extent authorized by the laws and Constitution of the State of Texas.

**SOVEREIGN IMMUNITY:** Except as otherwise provided by Texas law, neither the execution of the Agreement by University nor any other conduct, action or inaction of any University representative relating to the Agreement is a waiver of sovereign immunity by University or the State of Texas.

**REPRESENTATIONS BY CONTRACTING PARTY:** If Contracting Party is a business entity, Contracting Party warrants, represents, covenants, and agrees that it is duly organized, validly existing and in good standing under the laws of the state of its incorporation; and is duly authorized and in good standing to conduct business in the State of Texas, that it has all necessary power and has received all necessary approvals to execute and deliver the Agreement and is authorized to execute this Agreement according to its terms on behalf of Contracting Party.

**ELIGIBILITY TO RECEIVE PAYMENT:** Pursuant to Texas Family Code Section 231.006, Texas Government Code Sections 2155.004 and 2155.006, Contracting Party certifies that it is not ineligible to receive the Agreement and payments pursuant to the Agreement and acknowledges that the Agreement may be terminated and payment withheld if this representation and warranty is inaccurate.

**PAYMENT OF DEBT/DELINQUENCY TO STATE:** Contracting Party certifies that it is not indebted to the State of Texas and is current on all taxes owed to the State of Texas. Contracting Party agrees that any payments owing to Contracting Party under the Agreement may be applied directly toward any debt or delinquency that Contracting Party owes the State of Texas or any agency of the State of Texas regardless of when it arises, until such debt or delinquency is paid in full. (Texas Government Code, Sections 2107.008, 403.055 and 2252.903)

**PRODUCTS AND MATERIALS PRODUCED IN TEXAS:** If Contracting Party will provide services under the Agreement, Contracting Party covenants and agrees that in performing its duties and obligations under the Agreement, it will purchase products and materials produced in Texas when such products and materials are available at a price and delivery time comparable to products and materials produced outside of Texas.

**NONDISCRIMINATION:** Contracting Party shall comply with Federal and State of Texas civil rights laws and University policies prohibiting discrimination and harassment. Contracting Party shall not discriminate against an employee or applicant for employment with respect to the hire, tenure, terms, conditions, or privileges of employment, or any matter directly or indirectly related to employment, because of race, color, religion, gender, national origin, age, sexual orientation, veteran status, or



TEXAS SOUTHERN UNIVERSITY

disability that is unrelated to the individual’s ability to perform the duties of a particular position. A breach of this covenant may be regarded as a material breach of the Agreement.

TRAVEL EXPENSES: If the Agreement requires University to reimburse for travel expenses, the Contracting party shall invoice all requests for reimbursement in accordance with the State of Texas travel, meal and lodging reimbursement guidelines applicable to State of Texas employees.

RISK OF LOSS: All work performed by Contracting Party pursuant to the Agreement will be at Contracting Party’s exclusive risk until final and complete acceptance of the work by University. In the case of any loss or damage to the work prior to University’s acceptance, such loss or damage will be Contracting Party’s responsibility.

PUBLICITY: Contracting Party shall not use University’s name, logo or likeness in any press release, marketing materials or other public announcement without receiving University’s prior written approval.

LEGAL CONSTRUCTION/SEVERABILITY: In the event that any one or more of the provisions contained in this contract shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality or unenforceability shall not affect any other provision, and this contract shall be construed as if such invalid, illegal or unenforceable provisions had never been contained in it. To this end, the provisions of this contract are declared to be severable. The Parties may mutually agree to renegotiate the contract to cure such illegality/invalidity or unconstitutionality if such may be reasonably accomplished.

ENTIRE AGREEMENT: This contract constitutes the entire contract and supersedes all prior or contemporaneous agreements, whether written or oral, between the parties. Verbal representations not contained herein shall not be binding on the parties unless acknowledged by them in writing.

AUTHORITY: The person signing below on behalf of University and Contracting Party warrants that he/she has the authority to execute this contract according to its terms.

TEXAS SOUTHERN UNIVERSITY

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

CONTRACTING PARTY

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Title