

## **AGREEMENT FOR USE OF LAKEVIEW ARENA**

This Agreement, made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by and between the City of Marquette, a municipal corporation, of 300 W. Baraga Avenue, Marquette, MI 49855 (hereinafter referred to as the "City"), and The Marquette Figure Skating Club, of 401 E. Fair Avenue, Marquette, MI 49855 (hereinafter referred to as the "User Group").

WHEREAS, the City is the owner and operator of Lakeview Arena at 401 E. Fair Avenue, Marquette, Michigan; and

WHEREAS, the City is willing to lease to User Group space as shown in Exhibit "A" in Lakeview Arena in accordance with the terms and conditions contained herein from October 1, 2023, through March 31, 2024.

NOW, THEREFORE, in consideration of the mutual promises of the parties and other good and valuable consideration, it is agreed as follows:

1. In consideration of six (6) equal monthly payments of \$7,333.00, the User Group shall be entitled to exclusive use of the Lakeview Arena ice sheet specified in Exhibit "A" for the times listed under "Customer Schedule" which includes 200 hours. The City will invoice the User Group on the fifteenth (15<sup>th</sup>) day of each month beginning in October of 2023 and payment shall be due no later than the last day of the following month. The User Group shall pay for all additional hours of ice usage at the same time the sixth monthly payment is made.

2. Should the User Group wish to lease its ice time to another responsible group, at the same rate, during the contract period, it may do so upon forty-eight (48) hours minimum notice to the City. Such sub-lease of User Group ice time shall be made and transacted between the parties and not involve the City. The City retains the right to deny such use for cause which shall not be unreasonably

withheld.

3. This Agreement will entitle User Group space in the facility as selected by the Arena Management for providing complimentary food and beverage to U.S.F.S.A. judges and officials for special events as host club. Food and beverage service operated by the City, or by those persons contracting with the City to provide said services, will be available to others during advertised special events. The City will work with the User Group to coordinate food service.

4. Arena facilities to hold club meetings, award presentations, and other limited approved events will be made at no additional cost to the User Group, in locations determined by the Arena Management and subject to availability.

5. The User Group recognizes that use of Arena facilities must be properly planned. User Group will provide a minimum of forty-eight (48) hours notice to the City in the event of any facility use changes, including cancellation, change of time, or additional use, and will maintain the facilities as they were found prior to their use.

6. The User Group agrees to indemnify and hold harmless the City, its officials, employees, volunteers and others working on behalf of the City against any and all claims, demands, suits or loss, including all costs connected therewith and for any damages which may be asserted, claimed or recovered against or from the City, its officials, employees, volunteers and others working on behalf of the City by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof, which arises out of or is in any way connected or associated with this Agreement.

7. The User Group shall procure and maintain insurance for the duration of this Agreement against liability claims for injuries to persons or damages to property which may arise from or in connection with the use of Lakeview Arena and naming the City as an additional insured. The

insurance required by this Agreement shall be in amounts acceptable to the City and shall be endorsed to state that coverage shall not be reduced or canceled except after thirty (30) days notice to the City by certified mail, return receipt requested.

8. The occurrence of any of the following shall constitute a default by the User Group:
  - a. Abandonment and vacation of Lakeview Arena during the Agreement.
  - b. Failure to perform any provision of this Agreement, if the failure to perform is not cured within thirty (30) days after the City provides written notice to the User Group.
  - c. Failure to maintain insurance as required by this Agreement, which shall be cause for immediate termination of this Agreement by the City.
  - d. The User Group files a petition in bankruptcy or insolvency or for reorganization, or involuntary proceedings are filed against the User Group under applicable bankruptcy laws.
  - e. The User Group fails to make any payment when due.

9. In the event of default, the City shall provide the User Group written notice of default. The User Group shall have thirty (30) days after notice is provided to cure said default. No notice shall be deemed a forfeiture or termination of this Agreement unless the City specifies such in the notice. In the event the User Group does not cure the default within the allowed thirty (30) day time period, the City shall have the following remedies, which shall not be exclusive and shall be in addition to any other remedies now or later allowed by law:

- a. The City may elect to continue this Agreement.
- b. The City may terminate the User Group's right to possession of Lakeview Arena at any time, by providing specific written notice to this effect.
- c. The City shall be entitled to recover all amounts, including any attorney fees

incurred by the City in pursuit of the default.

10. Any notice required under this Agreement shall be in writing and served by prepaid, first class mail to the address listed on the first page of this Agreement, or any other address as either party may provide to the other in writing.

11. No delay or omission in the exercise of any right or remedy of the City on any default by the User Group shall impair such right or remedy or be construed as a waiver of the right to pursue such remedy.

12. Nothing in this lease shall render the City in any way a partner, in joint ventureship with the User Group.

13. Upon the expiration or termination of this Agreement, the User Group shall at its sole expense:

- a. Remove all of its goods, effects, and equipment.
- b. Surrender the premises to the City.

Any goods, effects or equipment owned by the User Group that is not removed shall be deemed to have been abandoned and shall become the property of the City.

14. By executing this Agreement and taking possession pursuant to the terms contained herein, the User Group acknowledges that Lakeview Arena is in the condition called for by this Agreement.

15. This Agreement contains the entire agreement of the parties with respect to its subject matter. This Agreement may not be modified except by a written document signed by the parties.

16. This Agreement shall bind and benefit the parties and their successors and permitted assigns.

17. This contract is executed in the City of Marquette, State of Michigan, and shall be construed under the laws of the State of Michigan, and the parties agree that any action relating to this contract shall be instituted and prosecuted in the courts of the County of Marquette, State of Michigan, and each party waives the right to change of venue.

18. In the event the Arena is required to temporarily close pursuant to any law or government order, User Group will be prohibited from entering the Arena. In such event, User Group will be billed, and agrees to pay, for actual usage during such time.

CITY OF MARQUETTE

THE MARQUETTE FIGURE SKATING CLUB

\_\_\_\_\_  
Cody O. Mayer, Mayor

\_\_\_\_\_  
By: Erica Nbe  
Its: Treasurer

\_\_\_\_\_  
Kyle Whitney, City Clerk

APPROVED AS TO SUBSTANCE:

\_\_\_\_\_  
Karen M. Kovacs, City Manager

APPROVED AS TO FORM:

\_\_\_\_\_  
Suzanne C. Larsen, City Attorney

# Multiple Facilities

## Monthly Calendar For October 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
<b>1</b> (ID#13) 4:30p-6:20p MFSC October	<b>2</b>	<b>3</b> (ID#13) 4p-7:20p MFSC October	<b>4</b> (ID#13) 6a-6:30a MFSC am ice	<b>5</b> (ID#13) 4p-7:20p MFSC October	<b>6</b>	<b>7</b>
<b>8</b> (ID#13) 4:30p-6:20p MFSC October	<b>9</b>	<b>10</b> (ID#13) 4p-7:20p MFSC October	<b>11</b> (ID#13) 6a-6:30a MFSC am ice	<b>12</b> (ID#13) 4p-7:20p MFSC October	<b>13</b>	<b>14</b>
<b>15</b> (ID#13) 4:30p-6:20p MFSC October	<b>16</b>	<b>17</b> (ID#13) 4p-7:20p MFSC October	<b>18</b> (ID#13) 6a-6:30a MFSC am ice	<b>19</b> (ID#13) 4p-7:20p MFSC October	<b>20</b>	<b>21</b>
<b>22</b> (ID#13) 4:30p-6:20p MFSC October	<b>23</b>	<b>24</b> (ID#13) 4p-7:20p MFSC October	<b>25</b> (ID#13) 6a-6:30a MFSC am ice	<b>26</b> (ID#13) 4p-7:20p MFSC October	<b>27</b>	<b>28</b>
<b>29</b> (ID#13) 4:30p-6:20p MFSC October	<b>30</b>	<b>31</b>				

# Multiple Facilities

## Monthly Calendar For November 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			<b>1</b> (ID#13) 6a-6:30a MFSC am ice	<b>2</b> (ID#13) 4p-7:20p MFSC November	<b>3</b>	<b>4</b>
<b>5</b> (ID#13) 4:30p-6:20p MFSC November	<b>6</b>	<b>7</b> (ID#13) 4p-7:20p MFSC November	<b>8</b> (ID#13) 6a-6:30a MFSC am ice	<b>9</b> (ID#13) 4p-7:20p MFSC November	<b>10</b>	<b>11</b>
<b>12</b> (ID#13) 4:30p-6:20p MFSC November	<b>13</b>	<b>14</b> (ID#13) 4p-7:20p MFSC November	<b>15</b> (ID#13) 6a-6:30a MFSC am ice	<b>16</b> (ID#13) 4p-7:20p MFSC November	<b>17</b>	<b>18</b>
<b>19</b> (ID#13) 4:30p-6:20p MFSC November	<b>20</b>	<b>21</b> (ID#13) 4p-5:50p MFSC November	<b>22</b>	<b>23</b> (All) 12:01a-11:59p Skip Date: Thanksgiving 2023 (All) 12:01a-11:59p Skip Date: Thanksgiving 2023	<b>24</b>	<b>25</b>
<b>26</b> (ID#13) 4:30p-6:20p MFSC November	<b>27</b>	<b>28</b> (ID#13) 4p-7:20p MFSC November	<b>29</b> (ID#13) 6a-6:30a MFSC am ice	<b>30</b> (ID#13) 4p-7:20p MFSC November		

# Multiple Facilities

## Monthly Calendar For December 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2
3 (ID#13) 4:30p-6:20p MFSC December	4	5 (ID#13) 4p-7:20p MFSC December	6 (ID#13) 6a-6:30a MFSC am ice	7 (ID#13) 4p-7:20p MFSC December	8	9
10 (ID#13) 3:30p-6:50p MFSC December	11	12 (ID#13) 4p-7:20p MFSC December	13 (ID#13) 6a-6:30a MFSC am ice	14 (ID#13) 4p-5:50p MFSC December	15	16
17 (ID#13) 4:30p-6:20p MFSC December	18	19	20	21	22	23
24 (All) 12:01a - 11:59p(Dec 25, 2023) Skip Date: Christmas 2023 (All) 12:01a - 11:59p(Dec 25, 2023) Skip Date: Christmas 2023	25 (All) 12:01a(Dec 24, 2023) - 11:59p Skip Date: Christmas 2023 (All) 12:01a(Dec 24, 2023) - 11:59p Skip Date: Christmas 2023 (All) 12a - 11:59p(Dec 26, 2023) Skip Date: Christmas Day (All) 12a - 11:59p(Dec 26, 2023) Skip Date: Christmas Day	26 (All) 12a(Dec 25, 2023) - 11:59p Skip Date: Christmas Day (All) 12a(Dec 25, 2023) - 11:59p Skip Date: Christmas Day	27	28	29	30



## Multiple Facilities

### Monthly Calendar For December 2023

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31						

# Multiple Facilities

## Monthly Calendar For January 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b> (ID#13) 4p-5:50p MFSC January	<b>5</b>	<b>6</b>
<b>7</b> (ID#13) 4:30p-6:20p MFSC January	<b>8</b>	<b>9</b> (ID#13) 4p-7:20p MFSC January	<b>10</b> (ID#13) 6a-6:30a MFSC am Ice	<b>11</b> (ID#13) 4p-7:20p MFSC January	<b>12</b>	<b>13</b>
<b>14</b> (ID#13) 4:30p-6:20p MFSC January	<b>15</b>	<b>16</b> (ID#13) 4p-7:20p MFSC January	<b>17</b> (ID#13) 6a-6:30a MFSC am Ice	<b>18</b> (ID#13) 4p-7:20p MFSC January	<b>19</b>	<b>20</b>
<b>21</b> (ID#13) 4:30p-6:20p MFSC January	<b>22</b>	<b>23</b> (ID#13) 4p-7:20p MFSC January	<b>24</b> (ID#13) 6a-6:30a MFSC am ice	<b>25</b> (ID#13) 4p-7:20p MFSC January	<b>26</b>	<b>27</b>
<b>28</b>	<b>29</b>	<b>30</b> (ID#13) 4p-7:20p MFSC January	<b>31</b> (ID#13) 6a-6:30a MFSC am ice			

# Multiple Facilities

## Monthly Calendar For February 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				<b>1</b> (ID#13) 4p-7:20p MFSC February	<b>2</b>	<b>3</b>
<b>4</b> (ID#13) 4:30p-6:20p MFSC February	<b>5</b>	<b>6</b> (ID#13) 4p-7:20p MFSC February	<b>7</b> (ID#13) 6a-6:30a MFSC am ice	<b>8</b> (ID#13) 4p-7:20p MFSC February	<b>9</b>	<b>10</b>
<b>11</b> (ID#13) 4:30p-6:20p MFSC February	<b>12</b>	<b>13</b> (ID#13) 4p-7:20p MFSC February	<b>14</b> (ID#13) 6a-6:30a MFSC am ice	<b>15</b> (ID#13) 4p-7:20p MFSC February	<b>16</b>	<b>17</b>
<b>18</b>	<b>19</b>	<b>20</b> (ID#13) 4p-7:20p MFSC February	<b>21</b> (ID#13) 6a-6:30a MFSC am ice	<b>22</b> (ID#13) 4p-7:20p MFSC February	<b>23</b>	<b>24</b>
<b>25</b> (ID#13) 4:30p-6:20p MFSC February	<b>26</b>	<b>27</b> (ID#13) 4p-7:20p MFSC February	<b>28</b> (ID#13) 6a-6:30a MFSC am ice	<b>29</b> (ID#13) 4p-7:20p MFSC February		

# Multiple Facilities

## Monthly Calendar For March 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					<b>1</b>	<b>2</b>
<b>3</b> (ID#13) 4p-6:50p MFSC March	<b>4</b> (ID#13) 3:30p-5:20p MFSC March	<b>5</b> (ID#13) 4p-7:20p MFSC March	<b>6</b> (ID#13) 4p-5:50p MFSC March	<b>7</b> (ID#13) 4p-7:20p MFSC March	<b>8</b>	<b>9</b>
<b>10</b> (ID#9) 4:30p-6:50p MFSC March	<b>11</b>	<b>12</b> (ID#9) 4p-6:50p MFSC March	<b>13</b>	<b>14</b> (ID#9) 3:30p-6:50p MFSC March	<b>15</b> (ID#9) 4p-7:20p MFSC March	<b>16</b> (ID#9) 8a-9:50p Melody on Ice
<b>17</b> (ID#9) 8a-5:50p Melody on Ice	<b>18</b>	<b>19</b>	<b>20</b>	<b>21</b>	<b>22</b>	<b>23</b>
<b>24</b>	<b>25</b>	<b>26</b>	<b>27</b>	<b>28</b>	<b>29</b>	<b>30</b>

# Multiple Facilities

## Monthly Calendar For March 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
31						



# LAKEVIEW ARENA

## EXHIBIT A

