

USE AGREEMENT:
THE NORTH PORT PERFORMING ARTS CENTER

THIS USE AGREEMENT is made this 4 day of November, 2002, by and between the School Board of Sarasota County, Florida (the "School Board") and the City of North Port, a municipal corporation under the laws of the State of Florida (the "City").

WHEREAS, the School Board and the City entered into an Interlocal Agreement, dated October 20, 1998, providing for upgrades for the Performing Arts Theater (re-named the "North Port Performing Arts Center," hereinafter the "Center"); and

WHEREAS, Paragraph 16 of said Interlocal Agreement requires the City and School Board to execute a Use Agreement governing the specific terms and conditions regarding the use of this facility; and

WHEREAS, the Interlocal Agreement provides that the initial term of said Use Agreement shall not be less than thirty (30) years; and

WHEREAS, it is the desire of the School Board and the City to enter into said Use Agreement as is set forth herein.

NOW, THEREFORE, the School Board and the City do mutually covenant and agree as follows:

Article I: **MANAGEMENT AND OPERATION OF CENTER**

The parties acknowledge that cooperation between them will be required for the continued satisfactory operation of the Center, and they each pledge to use their respective best efforts to arrive at mutually satisfactory operations.

There is hereby created a Joint Management Advisory Board with a total of four (4) members, comprised of the North Port High School Principal or his designee, the City Manager or his designee, a North Port resident and a Sarasota County resident.

- A. The Joint Management Advisory Board shall meet as needs dictate, but at least once per quarter.
- B. The Joint Management Advisory Board shall discuss matters as may be referred to it by the governing bodies of the City and/or the School Board, and the public. Subject to City Commission and School Board approval, the Joint Management Advisory Board may adopt such rules and procedures relative to its functioning as it may deem appropriate. The Advisory Board may also make recommendations for the expenditure of funds for maintenance / improvement projects.
- C. The Joint Management Advisory Board and Center Manager will cooperatively

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develop the annual schedule of events for the Center.

- D. Initially, the North Port and Sarasota County members of the Joint Management Advisory Board shall be selected by the Principal and the City Manager, or their respective designees.
- E. Within 18 months following execution of this Use Agreement, the Advisory Board shall propose specific provisions relating to the terms of office and selection methodology for the North Port and Sarasota County members. The Advisory Board shall submit these proposals to the Superintendent of the Sarasota County School District and the North Port City Manager for approval and inclusion in a formal Letter of Understanding.

Article II: SCHEDULING AND TIME-SHARING OF FACILITY

The City and the School Board recognize that no hard and fast rule concerning use can be made. The parties hereto agree to work in good faith to accommodate the needs of one another.

- A. Per Subparagraph 8.a. of the Interlocal Agreement, it is agreed that Sarasota County students shall have priority use of the Theater (the Center) during school hours and other predesignated hours as mutually agreed to by the City Manager and the Principal. Per Subparagraph 8.b. of the Interlocal Agreement, the City shall have priority use of the Theater (the Center) after school hours and during weekends and holidays, except for predesignated hours established by the Principal, with the City Manager's consent. The City shall not unreasonably withhold its consent for after-hours, weekend or holiday use by the School Board.
- B. In general, the City and the School Board further agree that the following priority order of uses and users is hereby established: 1) student- and School Board-related activities; 2) the North Port Performing Arts Association, whose members presently include the North Port Orchestra, the North Port Concert Band and the North Port Chorale; 3) City Commission-sanctioned events and activities; 4) other North Port community based groups and events; and 5) all other groups.
- C. Per Article V of this Use Agreement, the City and the School Board agree that the Center Manager shall be responsible for scheduling use of the Center, provided such scheduling is not in conflict with all provisions of the Interlocal Agreement.
- D. In order to expedite preparation of the annual schedule of events for the Center, the parties agree to submit their scheduling requests to the Center Manager and the Joint Management Advisory Board in June of each year. The Center Manager shall provide each party with the final version of the annual schedule of events by September 1, and with revisions and additions to same as they occur. However, the

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parties recognize that strict adherence to these requirements may not always be possible due to planning constraints and unforeseen needs. In such instances, the parties agree to provide one another with as much advance notice as possible.

Article III: PARKING

Both parties agree to work in good faith to accommodate the needs of the City and the School Board concerning conflicts in scheduling the use of the parking lot.

Article IV: RETENTION OF INCOME; HIRING OF EVENT STAFF

- A. During the time each party is utilizing the Center, each shall have the right to make and retain all admission charges, parking fees and concession income derived from such use.
- B. The School Board is responsible for hiring and paying for ticket takers, parking attendants and other such appropriate staff for school-related events held in the Center. The City is responsible for hiring and paying for ticket takers, parking attendants and other such appropriate staff for City-sponsored events held in the Center. If the City uses School Board staff for City functions at the Center, the City shall reimburse the School Board for the actual costs involved in using such staff.

Nothing contained herein shall prohibit the School Board or the City from using volunteers or personnel of its own choosing as ticket takers, parking attendants and ushers. However, the City shall only use the trained professional staff hired by the School Board in such areas as custodial help and equipment technicians. The parties recognize that a function of the education process is the development of trained student personnel to assist the equipment technicians.

- C. Any overtime work required by this provision shall be paid by the party requiring such overtime work.
- D. The parties agree that, as between the parties, responsibility for all claims for personal injuries or property damage shall be borne by the party which has use of the Center at the time of the incident giving rise to such claim.

Article V: CENTER MANAGER.

- A. The School Board shall designate a Center Manager who shall be responsible, in coordination with the Joint Management Advisory Board, for the proper scheduling and operation of the Center, which shall include maintenance of the facility and scheduling of staff adequate for the needs of each party.

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- B. The Center Manager shall be responsible for assuring that the Center rules and regulations, as adopted or amended from time to time by the School Board and the City, are carried out and properly enforced. The Center Manager shall be responsible for recommending such rules and regulations and such amendments thereto as may be necessary from time to time to the Joint Management Advisory Board. For the sake of security and safety, the Center Manager shall be responsible for locking and unlocking the facility.
- C. At all times that the School Board or the City is using any stage facilities including sound and/or lighting systems, such use shall be scheduled with the Center Manager.
- D. The Center Manager shall maintain a master calendar of the events scheduled for the Center.
- E. The Center Manager shall be responsible for third party bookings and rentals of the Center.
- F. In the event that a schedule conflict arises between the parties which the Center Manager cannot resolve, said conflict will initially be referred to the City Manager and the Principal for resolution. If resolution can not be achieved, the matter will be referred to the School Board and the City Commission.
- G. The Center Manager shall be available to assist the City in technical matters, and, on a consultancy basis at the Center Manager's normal hourly pay rate, to advise the City regarding City-sponsored, revenue-generating projects and productions.

Article VI: RULES, REGULATIONS AND RENTAL REQUIREMENTS

- A. The School Board and the City shall adopt such rules and regulations as may be necessary for the maintenance and safety, operation and use of the Center. Such rules and regulations may be proposed by either party, or the public. The Advisory Board shall evaluate all proposals and submit recommendations regarding same to both parties.
- B. Per Article VIII of this Use Agreement, the School Board, or its designated assignee, will implement a Rate Schedule and User Contract for usage of the Center.

Article VII: CENTER ART WORKS AND SIGNS.

- A. Any art works to be permanently placed either inside or outside the Center, whether murals, paintings, sculptures, permanent signs or statues, shall be submitted for approval by the School Board and the City.

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- B. Art exhibits may be temporarily displayed within the Center upon approval of the Joint Management Advisory Board, subject to such guidelines for such art exhibits as have been adopted by the School Board and the City.

Article VIII: RATE SCHEDULE AND USER CONTRACT

- A. All non-School Board users of the Center shall be bound by the terms and conditions, as they may be amended from time to time, of the North Port Performing Arts Center Rate Schedule (Exhibit "A") and User Contract (Exhibit "B"), attached hereto and made a part herewith.
- B. As needs may dictate, the Joint Management Advisory Board may recommend changes to the aforesaid Rate Schedule and User Contract, subject to City Commission review and School Board approval. The School Board shall consider those recommendations, taking into account the City Commission's input.
- C. The School Board shall be responsible for all costs associated with the operation and maintenance of the Center during school events and unscheduled time periods.
- D. Notwithstanding the general terms of Paragraph 9 of the Interlocal Agreement, the City shall be charged for use of the Center according to the rates and charges set forth in the Rate Schedule (Exhibit "A"). For non-revenue generating events, the City may request that the Principal, or his designee, waive all, or a portion of, the rental fee for use of the Performing Arts Center.

Article IX: MUSIC SUITE

The parties agree that this Use Agreement applies only to the Performing Arts Center and does not encompass the use of the Music Suite. The parties shall execute a separate Agreement for the Music Suite.

Article X: CONFLICT BETWEEN AGREEMENTS

It is recognized that this Use Agreement is a part of the Interlocal Agreement made by the School Board and the City on October 20, 1998. In the event of a conflict between the Interlocal Agreement and this Use Agreement, this Use Agreement shall control.

Article XI: MODIFICATION OF USE AGREEMENT.

No amendment or modification of this Use Agreement shall be valid or binding unless reduced to writing and executed by the parties hereto in the same manner as this Use Agreement is executed.

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Article XII: CONTROLLING LAW.

This Use Agreement and all questions relating to its validity, interpretation, performance and enforcement shall be governed by and construed in conformance with the laws of the State of Florida.

Article XIII ASSIGNMENT

This Use Agreement may be assigned in its entirety by the School Board only with the prior written consent of the City, and this Use Agreement may be assigned in its entirety by the City only with the prior written consent of the School Board. Any such assignment shall bind the assignee under this Use Agreement in the same manner as each is bound hereunder.

Article XIV: AGREEMENT HEADINGS

Headings in this Use Agreement are for convenience and reference only; they form no part of this Use Agreement and shall not affect its interpretation.

Article XV: USE AGREEMENT TERM

The term of this Use Agreement shall be for thirty (30) years after execution by both parties.

No later than eighteen (18) months after execution, the Joint Management Advisory Board shall assess the Use Agreement and propose to the School Board and City any amendments it believes are required.

Nothing in this Article shall be construed as restricting the authority of the School Board and the City to amend this Use Agreement at any time as need may dictate.

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Article XVI: EFFECTIVE DATE.

This Use Agreement shall become effective upon its final execution by both parties.

IN WITNESS THEREOF, the parties have caused this Use Agreement to be executed by the respective undersigned duly authorized officials.

Document approved as to form:

THE SCHOOL BOARD OF SARASOTA
COUNTY, FLORIDA

By: 
MATTHEWS, EASTMORE, HARDY,
CRAUWELS & GARCIA, P.A.
Attorneys for the School Board
of Sarasota County, Florida

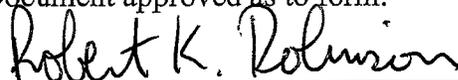
By: 
Dr. Carol Todd, Chair

Date: 11-4-02

Date: 11/4/02

Document approved as to form:

CITY OF NORTH PORT, FLORIDA

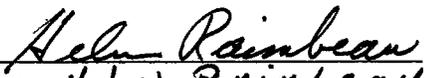

Robert K. Robinson, City Attorney

By: 
Rue Berryman, Chairperson

Date: 10-15-02

Date: 10-15-02

ATTEST:


~~Doris J. Briggs~~ HELEN RAIMBEAU
City Clerk

Date: 10-15-02

**EXHIBIT "A": NORTH PORT PERFORMING ARTS CENTER
RATE SCHEDULE**

Effective Date: _____

RENTAL TIME UNITS: The base rental time unit for the Hall is one, four-hour block of time. All other charges are as indicated (e.g., per day, per hour).

– Hall Rental Rates –

"Local" defined: Sarasota County, the City of North Port and surrounding communities. Local non-profits also include the North Port Concert Band, North Port Orchestra and North Port Chorale, and North Port City government.

Local Non-Profit Groups: \$400

For-Profit Local Groups:

Main Floor: \$500
Entire Hall*: \$600

For-Profit, Non-local Groups:

Main Floor: \$800
Entire Hall*: \$900
Entire Hall*, Loading Dock & Dressing Rooms:
\$1,000

* Includes Balcony

Overtime charge for Hall use: 25% of base fee per hour

– Other Rental Rates –

The following rates apply to For-Profit Groups, both Local and Non-local.

Lobby areas:

Grand Foyer (main floor): \$75 per day
Mezzanine Foyer (second floor): \$75 per day

Courtyard: \$250 per day

Concessions stand: \$50 per day

Hall's Concert Grand piano:

\$100 per day, as-is
\$250 per day, Tuned (*only* by NPPAC House Tuner)

Custodians and technicians: \$25 per hour per employee

Box Office: \$25 per day

EXHIBIT "B": NORTH PORT PERFORMING ARTS CENTER USER CONTRACT

Article 1. DEFINITIONS

The organization, individual or individuals engaging with the Sarasota County School Board (School Board) for use of the facilities, equipment and services of the North Port Performing Arts Center (Center) are bound by the terms and conditions specified in the User Contract and its attached Rider(s). Revisions to the User Contract listed in any and all subsequent Riders shall be accepted as an integral part of the terms and conditions upon counter signature by both the School Board and the organization, individual or individuals renting (hereinafter referred to as "User").

Article 2. DEPOSITS

User agrees to pay \$200.00 as a non-refundable deposit with return of this signed Contract. The deposit will be applied toward rental charges in final billing.

Article 3. CANCELLATION BY USER

Should the User cancel the event covered in this Contract, no deposit refund shall be made. User agrees to pay any reimbursable expenses incurred by the School Board in connection with the event.

Article 4. RETURN OF CONTRACT

Date(s) requested by the User are not considered firm and tickets will not go on sale until User returns the signed Contract accompanied by the deposit. Contract and deposit must be returned by _____. Failure to comply means the User automatically cancels arrangements made with the School Board.

Article 5. CANCELLATION

This Contract may be cancelled by the School Board immediately upon written notice delivered to User upon breach of any terms or provisions of this Contract. In the event of cancellation, User shall be reimbursed the difference between the charge set forth in the Contract and any and all actual expenses and charges incurred by the School Board to date of cancellation.

Article 6. PERMITS & FEES

User shall, at User's sole cost and expense, obtain any and all government permits, approvals or concurrence required for the use of the Center. Further, User agrees to promptly pay any royalty fees or other charges required from private persons or corporations for the production and presentation of any performance hereunder and protect and hold the School Board harmless from any failure to make such payments. Furthermore, User agrees to comply with all applicable local, state and federal ordinances, statutes, laws and/or regulations.

Article 7. INSURANCE

Throughout the term of this Contract, at User's sole cost and expense, User shall keep or cause to be kept in full force and effect, for the mutual benefit of School Board and User, comprehensive broad-form general public liability insurance against claims and liability for personal injury, death, or property damage arising from the use, occupancy, or disuse of the Center or adjoining areas and ways, with limits and qualifications established by the School Board. All insurance required by express provision of the Contract shall be carried only in responsible insurance companies licensed to do business in the State of Florida. All such policies shall contain language, to the extent obtainable, to the effect that (1) the insurer waives the right of subrogation against the School Board, the School Board's agents and representatives, (2) the policies are primary and non-contributing with any insurance that may be carried by the School Board, and (3) they cannot be canceled or materially changed except upon prior written notice by the insurer to the School Board. In the event of any such cancellation or material change, then this Contract shall terminate and be of no further force and effect. User shall furnish the School Board copies of all such policies promptly upon receipt of them, or certificate evidencing the insurance at least seven days prior to User's load-in.

Article 8. INSURANCE REQUIREMENTS

A comprehensive liability policy at a minimum level of two (2) million dollars combined single limit shall be provided by the user. Proof of this insurance with Sarasota County School Board named on the certificate of insurance must be provided two (2) weeks prior to the first date of the engagement. The period of coverage shall be throughout the term of the Contract, at User's sole cost. This insurance shall be a broad-form general public liability insurance against claims and liability for personal injury, death, or property damage arising from the use, occupancy or disuse of the Center or adjoining areas and ways. Additional limits and qualifications may be specified by the Center's management as deemed necessary.

Article 9. CLAIMS

User agrees that it will indemnify and hold harmless the School Board and members of its management staff, as well as the City of North Port, Florida and its elect officials, officers, agents and employees from all claims for damage to persons or property by reason of User's negligence or User's acts or those of User's employees or agents in connection with User's occupancy of the Center.

Article 10. ACT OF GOD

In the event that the Center is unfit for occupancy by User during the period covered by the Contract, by reason of fire, weather, earthquake, strike, civil disturbance or any other cause beyond the control of the School Board, then this Contract shall be of no further force and effect. The Center, as well as the City of North Port, will not be liable for any costs other than to refund a deposit, in the event that the Center is unfit for occupancy by a User.

Article 11. TICKET REFUNDS

In the event of cancellation, refunds shall be available at the point of purchase beginning the second business day after the cancelled event. The School Board, as well as the City of North Port, will not be responsible for providing refunds for tickets sold by the User. User agrees to provide said refunds.

Article 12. REPAIRS

User agrees to pay for the repair and/or replacement of any of the Center's equipment, appliances, materials, lighting, props, sets and/or supplies broken or damaged as a result of the use of the Center.

Article 13. CONFLICTS

The School Board may lease, rent or otherwise permit the use of the Center for any and all activities not in conflict with the hours of operation, rehearsals, loading, set-up, and takedown time(s) designated for User. The User understands that the Center is exclusively responsible in designating said conflicts.

Article 14. EQUIPMENT FAILURE

The School Board will not be responsible for the replacement of any of its equipment, which may be out of service. Should the School Board assume any costs for equipment rental necessary for the User's event, the User will reimburse the School Board for payment in full.

Article 15. ARBITRATION

The School Board and the User recognize the delays, expense, and difficulties involved in providing, through legal or arbitration proceedings, the actual losses suffered by the School Board if the contractual requirements are not finally complete on time. Accordingly, instead of requiring any such proof, the School Board and the User agree that as liquidated damages for delay (but not as a penalty), the User shall pay the School Board \$250 for each calendar day that expires after the time specified in the Contract, including any extensions allowed by mutual agreement of both parties.

Article 16. ACCESS

The Management and any other authorized representative of the Center shall have the right to access all areas of the Center during the period covered by this Contract in order to insure compliance with this Contract.

Article 17. BILLING

The User will only reference the attraction as being "at the North Port Performing Arts Center" and in no way will imply that the attraction is a project of either the Center or the School Board as a producer or co-sponsor. At no time shall the User identify the producing organization as a "Resident Company of the Center or the School Board.

Article 18. SETTLEMENTS

User acknowledges that the box office settlement check will not be issued until such time that all revenues have been received from ticket outlets.

Article 19. CONSTRUCTION & PAINTING

User will not at any time engage in the construction or painting of scenery, properties, or other goods without prior approval of the Center Manager.

Article 20. PROMOTIONS

The School Board will not provide promotional services such as advertising, press releases, direct mail, program printing or any other promotional resources related thereto. User therefore accepts sole responsibility for promoting its event.

Article 21. STORAGE

User agrees to remove all sets, property and costumes immediately following the final performance. If performances span over multiple weekends, User agrees to clear all sets, property and costumes following each Sunday performance. Any storage requests of sets, property and costumes are subject to view and must be listed in a Rider to the Contract if approved by the Center Manager.

Article 22. LOSS & THEFT

User agrees not to hold the School Board, the City of North Port or the Center responsible for lost or stolen items.

Article 23. PIANO TUNING

User agrees to reimburse the School Board for piano tuning fee(s) if use of a tuned piano is desired. Tuning requests must be made no later than two weeks prior to a performance date. User agrees to utilize the Center's house tuner, which will be arranged by Center staff. Under no condition shall the Center's grand piano be tuned by any technician other than a certified technician.

Article 24. SECURITY

User agrees to pay for security services at the current market rate. At its sole discretion, the School Board reserves the right to approve or reject the User's choice of a security services provider.

Article 25. CUSTODIAL SERVICES

User agrees to pay for custodial services for the duration of the event at the per custodian/per hour rate specified in the currently effective North Port Performing Arts Center Rate Schedule.

GENERAL TERMS AND CONDITIONS

Section 1. OPENING HOURS

The User agrees to allow the management to open the lobby areas of the facility to be used at least sixty (60) minutes before the advertised start of the event and to permit patrons to be seated at least thirty (30) minutes in advance of the advertised start of the event. At that time, all technical preparations, lighting and sound checks, rehearsals and other activities will have been completed on the stage and in the auditorium.

Section 2. CURTAIN TIME

Management reserves the right to delay seating latecomers until the first logical break in the performance.

Section 3. INTERMISSIONS

The User agrees that for all programs lasting two hours or more, a running schedule for each performance will be provided to the management at least 10 working days prior to the engagement. All such schedules will include intermission times. **The Management shall retain the right to cause the interruption of any performance when in the sole judgment of the Management, such interruption is necessary in the interest of public safety.**

Section 4. STAGE CREW

Events scheduled to take place in the Center shall utilize the services of professional stage crews as determined by the Center Manager of the North Port Performing Arts Center. The Center reserves the right to select its own crew vendor. After examining the event's requirements at a mandatory pre-production meeting, the Center will determine the minimum number of personnel required for pre-production, load-in, set-up, rehearsal, performance, load-out and restoration. The Center will also select the sound vendor. The User will be required to pay the Center for the in-house stagehands at the then current labor rates. The management on request will quote rates. The Center Manager or his designated representative shall have the authority to veto or modify any order or direction issued by the User, its employees or other contract labor. The management reserves the right to remove any personnel associated with the show at any time, for reasons of misconduct or failure to abide by house rules.

Section 5. USHERS, TICKET TAKERS, DOOR GUARDS

Volunteer ushers and ticket takers are provided by the Center at no additional charge to the User. Volunteer ushers do not provide security. User may elect to provide additional personnel with advance approval of the Center Manager. The Management of the Center shall have the right to veto or modify any order or direction issued by User, its employees or its contractors to its event personnel if Management deems such action necessary.

Section 6. FACILITY ACCESS

The building and premises, including keys thereto, shall be at all times under control of the management. Authorized representatives of the Center shall have the right to enter the premises at all times during the periods covered by a contract. Building management will pay for all security that is deemed necessary by management. The presence or lack of guards shall not alter the fact that North Port Performing Arts Center, under the terms of the Rental Contract, assumes no liability for the loss, theft or damage to the property of the User.

Section 7. TECHNICAL INFORMATION

The User is required to provide all necessary technical information to the Center Manager no later than thirty (30) days prior to the first day of the engagement. Generally, the User will provide said information in a pre-production meeting at the North Port Performing Arts Center, but the Center Manager may allow the User to provide written specifications with follow-up by telephone. The Management and all Center staff will take no responsibility for problems resulting from inadequate advance planning through proper communication with Center. The Center Manager and his assigned representatives reserve the right to alter any aspect of a production of which there is a question of safety for participants and/or protection of Center equipment.

Section 8. USE OF EQUIPMENT AND SPACES

- If equipment is out of service for any reason, the Center will not be responsible for providing replacement. All sets, properties, costumes, lasers, flashpots and other materials must conform to existing fire and safety codes. Any construction or painting to be performed on the premises must be approved by the Center Manager. The use of open flame, chemical foggers or other special effects is subject to prior approval of the Management. Pyrotechnic effects require a permit from the North Port Fire Rescue District.
- Exit doors, exit paths and fire extinguishers must not be obstructed at any time. All cable runs are subject to the advance approval of the Center Manager.
- House sound equipment may not be removed from the control booth. When an outside vendor is required, it is the sole right of the Center Manager both to select and approve the sound vendor and to select and approve the sound equipment to be used. The Management reserves final authority to determine volume levels for all events.
- The User should not at any time use tape, tacks or nails in the doors, walls, floors, or any other surfaces in the facility. The User should consult with the Center staff prior to securing cable, dance floors or any other items.

Section 9 CONCESSION SALES

The Center reserves the right to permit the sale of merchandise/service sales only from designated areas . Users/Concessionaires are responsible for the payment of all sales tax.

Section 10. CATERING/ALCOHOL

A User may make arrangements with an outside caterer to bring in food and non-alcoholic beverages for meals or receptions. Food and beverages are permitted in the lobby only. **The sale of alcoholic beverages is prohibited. Alcoholic beverages of any kind are prohibited.**

Section 11. EVENT PROGRAMS

The Center does not provide printed programs for rental engagements. If the User provides a program, the Center will arrange for its ushers to distribute them, and the Center retains the right to insert promotional material for upcoming events into any program. Any copy concerning North Port Performing Arts Center must be approved in advance by the Management.

Section 12. TICKET OFFICE

- The Center shall reserve the right to retain twelve (12) seats per performance as house seats to be used at the Management's discretion, excluding sales purposes.
- The Center or User will not sell or distribute or permit to be sold or distributed, tickets in excess of seating capacity.
- Regardless of age, everyone (including infants) must have a ticket. Lap passes can be issued at the discretion of the User.

Section 13. DONATIONS

No collections of donations, whether for charity or otherwise, shall be made, attempted, or announced on the premises without prior written approval of Management.

Section 14. ADVERTISING AND PROMOTION

The User shall not distribute or circulate any advertising matter at the entrance to, or in or about the Center, except such advertising as may pertain to the immediate attraction for which the contract is granted.

All media advertisements must include:

- Ticket sales locations

- Ticket prices
- Time & date of performances

In any advertisement to appear in whatever form: posters, flyers, newspapers, etc., the Center and its facilities shall be identified as follows: North Port Performing Arts Center. The User is required to sell all tickets at the prices advertised, and no deviation will be allowed unless approved in writing by the Management.

Section 15. SIGNS AND POSTERS

The User shall not post or exhibit any signs, banners or other types of advertisements without prior permission of the Management. North Port Performing Arts Center will not assume responsibility for the safety of said materials.

Section 16. OBSTRUCTIONS

No portions of the sidewalks, entries, halls, elevator or ways of access to public utilities of the premises shall be obstructed by the User. Any damage resulting on account of any abuse or of any misuse of any portion, facility or equipment, of whatsoever character, shall be paid for by the User.

Section 17. PARKING

The Center does not guarantee parking for its users or staff and patrons of the users. The granting of a contract to use the Center shall in no way obligate the Center to provide parking for the User. Trucks carrying equipment to be used by the User in the presentation of the event may be loaded, unloaded and parked at the exclusive direction of the Management. In the absence of permission to park at the loading door or in the back lot of the North Port Performing Arts Center, the User shall be responsible for finding suitable parking space elsewhere.

Section 18. LOST ARTICLES

The Management of the Center has the sole right to collect and to have custody of articles left in the building by persons attending any event or exhibition. When lost articles can be readily identified to be the property of the User, Management shall not be responsible for incurring any costs for shipping said articles to the owner. Lost articles shall be retained by Management no longer than thirty (30) days.

Section 19. FLAMMABLE MATERIALS

No flammable materials such as bunting, tissue paper, crepe paper, etc., will be permitted to be used for decorations. Open flames in any area of the building are strictly prohibited, regardless of how they are fueled, unless approved by the Management. Permits are required from the North Port Fire Rescue District for any open flames.

Section 20. STORAGE

In the receipt, handling, care or custody of property of any kind shipped or otherwise delivered to the Center, neither the Center, its officers, agents or employees shall be liable for any loss, damage or injury to such property.

Section 21. BROADCASTING AND RECORDING

No event may be photographed in the Center, nor may it be broadcast, videotaped, recorded or otherwise reproduced without the consent of the Management. The locations of cameras and video equipment are subject to approval of the Center Manager or his authorized representative.

Section 22. MOTION PICTURE AND VIDEO PROJECTORS

No motion picture or video projectors shall be allowed in the building without special permission from the management.

Section 23. SMOKING

Smoking is not permitted in any area of the facility. The User shall be responsible for enforcing the no-smoking regulation. Failure on the part of the User to enforce this regulation shall constitute a breach of contract and can, at the option of the Management, cause the termination of said contract as well as refusal of

future usage.

Section 24. LOADING ENTRANCE

All articles, exhibits, fixtures, materials, displays, etc., shall be brought into or out of the building only at such entrances as may be designated by the Management.

Section 25. UTILITY CONNECTIONS

Unless otherwise authorized by the Management, all electrical and other utility work required to be done on the premises in connection with the User's needs shall be furnished by the Center. The User shall pay the Center for time and materials.

Section 26. STAGE ENTRANCE

All performers and participants must use the back stage entrance at the Loading Dock at the south side of the hall. No other doors are to be used by performers or stage personnel nor will any doors be propped open. The Management shall determine if and when the doors are to be unlocked. The User may provide his own security service for the stage entrance.

Section 27. USE OF SEATING AREAS AND PUBLIC RESTROOMS

The Management has the authority to restrict the use of public restrooms and seating areas in the theater prior to performance, with the intent to avoid situations where it becomes necessary to re-clean a public access area after it has been made ready for a performance.

Section 28. FOOD AND BEVERAGES

No food or beverages will be consumed on the premises, by the users, except in areas assigned by Management.

Section 29. TAP SHOES

Tap shoes may be worn on the stage only. Tap shoes must be removed at all other times.

Section 30. SEATING CAPACITY

Seating capacity of house will be enforced. For non-ticketed events, counters will be used at all entries.

Section 31. OBJECTIONABLE PERSONS

The Management reserves the right to eject from the premises any objectionable persons; and neither the Center nor any of its representatives shall be liable to the User for any damages that may be sustained by such action. The term "objectionable persons" shall include those persons who, by virtue of disorderly conduct, drunkenness, disruptive behavior, violation of building policy or laws, make the proper conducting of business difficult or impossible.

Section 32. FORBIDDEN ACTS

The User will not do, or permit to be done, anything in or upon any portion of the premises or bring anything therein which will in any way conflict with the conditions of any insurance policy upon the building. The User will not operate any engine or motor or machinery on the premises or use oils, burning fluids, kerosene or gasoline for mechanical or other purposes without the written consent of the Management.

Section 33. COMPLIANCE WITH LAWS

The User shall comply with all laws of the United States, the State of Florida, the City of North Port, and all rules and regulations established by authorized officials. The User will not suffer to be done anything on said premises in violation of any such laws, ordinances, rules or regulations.

Section 34. LICENSES

The User shall obtain all permits and licenses required by the laws, ordinances, rules and regulations needed for the engagement. The Management shall have the right to require the User to furnish satisfactory evidence that it has obtained all such licenses.

Section 35. TRANSFERENCE OF CONTRACT

The User may not transfer its engagement by sponsorship to a third party without the written approval of the Center. It will also be necessary for the User to obtain written consent from the Management before it passes its use of the facilities as contracted to a third party for another use.

Section 36. MAXIMUM OCCUPANCY BACKSTAGE

The North Port Performing Arts Center has an established maximum occupancy of ___ persons in the Center's backstage areas. All events will be restricted to no more than the aforementioned number on any rental day. The User will assume responsibility to limit access following performances to audiences, in order that the maximum may not be exceeded.

Section 37. SEATING FOR THE DISABLED

The User shall in no way obstruct areas identified by the Management as reserved for disabled patrons.

Seating 38. ADDITIONAL REGULATIONS

The Center reserves the right to impose any additional rules or regulations, or to set special rental and use agreements, whether or not expressly provided herein, which may be necessary for the best interests of the Center. Such regulations shall be binding upon the User.

IN WITNESS WHEREOF, The parties have executed this Contract as of the date written opposite their respective signatures.

NORTH PORT PERFORMING ARTS CENTER

USER

By: _____
CENTER MANAGER

By: _____

DATE: _____

TITLE: _____

DATE: _____