

University of Missouri-Kansas City

Facilities and Services Agreement

This agreement is entered into by and between The Curators of the University of Missouri on behalf of the University of Missouri-Kansas City, hereinafter referred to as "University" and \_\_\_\_\_ hereinafter referred to as "Organization", for the use of \_\_\_\_\_. In consideration of the mutual benefits to be derived hereunder, the parties agree to the following terms and conditions:

A. Purpose of Use

University agrees to make available facilities and services as hereinafter specified for the purpose of \_\_\_\_\_ and further agrees to include the use of stairs, hallways, elevators, public restrooms, reasonable heat or air conditioning, and light for ordinary use only. University shall not be held liable for any delays, failures, or accidents which may affect such services and facilities.

B. Date of Use

The organization meeting/conference/convention/event will be held on \_\_\_\_\_ from \_\_\_ am until \_\_\_ pm ; provided, however, that University may terminate this agreement with 60 days prior written notice if use of the demised premises interferes with activities of the University. In such event, any prepaid rent shall be refunded to Organization.

The organization agrees to pay University for rental of said units and for the use of said facilities: \_\_\_\_\_. On execution and delivery of this agreement, payment of a deposit of \_\_\_\_\_ is required. **The balance is to be paid in full on or before the first day of the event for which the facilities are required.** Any changes to the original agreement must be in writing and signed by both parties.

C. Other Conditions

1. Organization agrees to indemnify, protect, defend and hold harmless University and its officers and agents, employees and students from any and all liability including claims, demands, losses, costs, damages, and expenses of every kind and description (including death) or damage to persons or property arising out of organization's use of University facilities and services. Further, Organization agrees to provide University with evidence of insurance coverage as set forth in Appendix A, attached hereto and incorporated by reference.

2. The organization may advertise any performance, exhibition, attraction, or public display which meets with the prior approval of University as to the means and manner of such advertising. No programs shall be sold without the prior consent of UMKC Administrative Services.

3. The organization will comply with all rules and requirements of the University Police

Department and other appropriate authorities, and will obtain and pay for all necessary permits and licenses, and will not do or suffer to be done anything on said premises during the term of this agreement in violation of law or University rules and regulations.

4. All decorations used inside of the building must be non-inflammatory materials or fireproofed. Nothing should be placed to impede the ventilating system. No booths or obstructions of any kind shall be allowed in front of exits, restrooms, and/or water fountains. The organization shall not injure or mar, or in any manner deface said premises; that no bills, signs or other articles shall be posted, nailed or otherwise attached to any part of the interior of said building in such manner as to injure, deface, or destroy the same, nor shall any signs, bills, or other articles be in any manner attached to the exterior walls of said premises without the approval of UMKC Administrative Services. Organization covenants and agrees that it will, upon the termination of the terms hereof as herein provided, surrender the premises in as good order and condition as existed at the commencement of the term hereof, acts of God and ordinary wear and tear excepted.

5. Neither the organization nor any person attending functions covered by this agreement shall bring onto, or possess on University premises, animals, pets, weapons, contraband, explosives, fireworks, or other controlled substances.

6. Said organization shall not assign this lease or suffer any use of said premises other than herein specified, or let any article be brought into or act done on said premises which vitiate or increase the premiums of any policy or policies of insurance held by University on its building, of which said premises are a part.

7. University shall have, at all times, free access to said premises for the purpose of making necessary inspections or attend to any other matter which is usual and customary in the managing and regulating of said facility. The keys and other locking devices shall at all times be in the possession and control of the University.

8. University and its employees, servants, and agents shall not be responsible for any damage or injury that may happen to the property of the organization or its agents, servants, and employees, or to property that may belong to any other person, including any of the general public that may attend organization's function, including but not limited to loss arising from theft, fire or any other circumstance.

9. University, through its concessionaire, shall have the sole right to sell or serve refreshments, including food, confectionary, drinks (excluding alcoholic beverages), , and other such articles; the sole right to sell or vend programs, librettos, souvenirs, and novelties, and the right to conduct check stands and organization shall not engage in any of the aforesaid businesses in the facility.

10. Organization agrees that extra charges shall be paid for labor and materials when an excessive amount of cleaning is required to return the areas used to their prior condition. Extra charges will also be due for damages resulting from cigarette burns, chewing gum, loss or misuse of any furnishings or grounds equipment where repairs or replacements are required.

11. University does not assume responsibility for damage to or loss of any materials or equipment left in the facility, on display, or in storage.

12. Organization shall assume financial responsibility for changes generated by errors or omissions of scheduling information. Collection of charges from participants shall be the responsibility of the organization.

13. The organization and University hereby agree, stipulate and recognize that in entering of this agreement and lease, they are not in any way partners, co-partners, or in any way jointly interested in any mutual enterprise, but are to each other lessor and lessee respectively, and occupy that status only.

14. Organization agrees to give University immediate possession of said premises upon University's demand therefore in event the United States Government, or any of its departments or agencies requests University to make such space available for their use. In the event of such surrender of the space, any unearned rent and any portion of the organization's deposit which represents unearned rent shall be refunded to the organization.

15. Organization agrees in case the building or premises or any part thereof, shall be destroyed or damaged by fire or any other cause, or if any other casualty or unforeseen occurrence, including strikes labor disputes, lockouts, boycotts, and civil insurrections, shall render the fulfillment of this lease or any of the terms thereof by the Lessor impractical or impossible, then this lease shall immediately terminate; and in the event the term of this lease shall have begun prior to any such occurrence, the Lessee shall pay rental for said premises for the number of hours for the unit leased at the rate herein specified.

The Curators of the University of Missouri

By: \_\_\_\_\_  
Lessor

Organization:

By: \_\_\_\_\_  
Lessee

Organization agrees to carry during the performance of this Agreement and at Organization's own expense, Commercial General Liability Insurance (comparable to Comprehensive General Liability Insurance) against all claims or suits with the following minimum limit of liability:

\$1,000,000 combined single limit for bodily injury and property damage, per occurrence and aggregate.

The insurance policy shall name "The Curators of the University of Missouri" as an "additional insured" and shall contain a "Severability of Interest" provision.

In addition to the above coverage, the Organization shall provide for Workers' Compensation coverage at statutory limits and Employers' Liability coverage with a minimum limit of \$1,000,000 per occurrence and aggregate.

All insurance policy(s) shall provide that the required insurance shall not be canceled or altered, except after 10 days written notice has been given to "The Curators of the University of Missouri" at 5115 Oak St., Room 333, Kansas City, Missouri.

A certificate of insurance evidencing the above requirements is to be filed with the Curators at 5115 Oak St., Room 333, Kansas City, Missouri at least 14 days prior to the first date of the event/performance. All insurance coverages shall be written by carriers which are acceptable to and approved by "The Curators of the University of Missouri".