

Las Vegas Stadium Authority
UNLV Joint-Use Agreement | Preliminary Issues for Consideration

1. **Extent of the Premises to be Available to UNLV.** Obviously includes the Stadium, but also needs to include parking, staging areas, and ingress and egress associated with the Stadium.
2. **Term of the Lease.** 30 years; same at the Team Use Agreement. Similar renewal schedule?
3. **Use of the Stadium and Stadium Related Facilities**
 - a. Regular season games
 - b. Playoff games
 - c. Limited practices (e.g., pregame walkthroughs and preseason camps)
 - d. Locker rooms
 - e. Seats (all classes)
 - f. Media areas (press box)
 - g. Pre- and post-game interview rooms
 - h. Reception areas
 - i. Coaches rooms
 - j. Training facilities
 - k. Recruit tours
 - l. Storage space
 - m. Club access
 - n. Ticket office
 - o. Scoreboard
 - p. Public address system
 - q. Coaches headphones
 - r. Advertising areas (message boards)
 - s. Jumbotron, video board, ProVision
 - t. Access to internal audio-visual assets and facilities
 - u. Restrooms
 - v. Equipment used for set-up and clean up
 - w. Broadcasting production facilities
 - x. Other
4. **Stadium Configuration and Any Required Changes during UNLV Games**
 - a. Decorations
 - b. Signage
 - c. University colors
 - d. Homefield atmosphere
5. **Facility Rent and/or the Cost of Direct Cost Charge Backs**
 - a. Amount of rent
 - b. Time period for payment (settlement)
 - c. Taking steps to reduce operating costs
 - d. Invoicing and documentation
 - e. Audits
 - f. Keeping of books and records
 - g. Dispute procedures
 - h. Definition and listing of operating costs
 - i. Services provided by affiliates
 - j. Credit card charges

Las Vegas Stadium Authority
UNLV Joint-Use Agreement | Preliminary Issues for Consideration

6. **Scheduling**

- a. NFL event priority
- b. "Major" event priority
- c. UNLV games
- d. Other UNLV events
- e. General scheduling progress
- f. Future cooperation with scheduling changes
- g. Timing of date selection and objections

7. **UNLV Game Day Access to the Stadium**

- a. At what time does UNLV get access?
- b. Use of the event the day before to prepare the visiting teams locker rooms, practices, and walkthroughs (both teams) and other similar events held in preparation for game day
- c. At what time does UNLV have to vacate?
- d. Can NFL activities and other Stadium activities occur simultaneously?
- e. Reserved areas
- f. Cleaning
- g. Changeover
- h. Exclusivity/non-exclusivity

8. **Major Revenue Centers**

- a. Suites, Luxury Boxes, Skyboxes, Super-suites, Clubs Areas and Premium and Non-Premium Tickets
 - i. Suites, etc. for the University's use
 - ii. Suites, etc. for the University to sell and/or sublicense
 - iii. Food and beverage consumed in the suites, etc.
 - iv. Ticket sales, delivery and administration
 - v. Ticket access for StadCo
 - vi. Maximum and minimum ticket prices
 - vii. Discounted tickets
 - viii. Complimentary tickets, set asides and locations
 - ix. Scholarship donor tickets
 - x. Student tickets, set asides and locations
 - xi. Ticket fees and charges, including commissions
- b. Merchandise Sales
 - i. UNLV should have the ability sell merchandise at the Stadium
 - ii. UNLV should retain profits from those sales
 - iii. Quality of goods sold
 - iv. Types of goods that can be sold
- c. Concessions
 - i. Concessions will be sold at the facility.
 - ii. UNLV should receive the net revenue from the concession sales.
 - iii. What about donated food and beverage?
- d. Parking
 - i. Access to and use of spaces
 - ii. Allowable rate
 - iii. UNLV should be able retain all net parking revenue
- e. Television and Radio Broadcast Rights
 - i. UNLV should have all rights to the broadcast and disseminate by radio, television, telephone, or other method
 - ii. UNLV home games and to retain all revenues therefrom

Las Vegas Stadium Authority
UNLV Joint-Use Agreement | Preliminary Issues for Consideration

- f. Advertising and Promotional Rights
 - i. What advertising is available to UNLV?
 - ii. UNLV's ability to retain revenue
 - g. Other Revenues
 - h. Definition of "net revenue"
9. **Requirement to Play Home Games at the Stadium.** Does UNLV have to play all home games at the Stadium? What happens if it does not?
10. **Requirement for Pre-game Preparation Meetings, Pre-season Meeting**
11. **Field Maintenance, Field Markings, and Field Conditions**
12. **Services to be Provided by the Stadium Events Company**
- a. Facility management
 - b. Box office administration
 - c. Crowd control
 - d. Security
 - e. Standby fire and emergency medical response
 - f. Janitorial services
 - g. Stadium upkeep
 - h. Utilities
13. **Services to be Provided by UNLV**
- a. Game operations staff
 - b. Game entertainment staff
 - c. PA announcer
 - d. Stats
 - e. Officials
 - f. Ball boys
 - g. Scoreboard operator
 - h. All game day equipment and staff
14. **Stadium Signage and Entrance**
- a. Home of the UNLV Running Rebels?
15. **Right to Review and Provide Comments on Stadium Design.** Limited to areas such as locker rooms and field configuration
16. **Other General Contracting Issues**
- a. Alternations, Improvements, and Additions
 - b. Treatment of Taxes (Possessory Interest)
 - c. Responsibility for Taxes Imposed
 - d. Entry, Access and Inspection Rights for StadCo
 - e. Licensing of and Use of Intellectual Property
 - f. Indemnification
 - g. Insurance
 - h. Assignment
 - i. Maintenance, Repairs, Alternations and Improvements
 - j. Termination and Remedies

Las Vegas Stadium Authority
UNLV Joint-Use Agreement | Preliminary Issues for Consideration

- k. Compliance with Applicable Laws
- l. Disputes
- m. Eminent Domain
- n. Force Majeure
- o. Quiet Enjoyment
- p. Notices