

LEASE SUMMARY

TEAM: Detroit LIONS

Team Owner: Martha Firestone Ford

[Team Website](#)

FACILITY: Ford Field

[Facility Website](#)

Year Built: 2002

TITLE OF AGREEMENT: Concession and Management Agreement

Lessor: City of Detroit Downtown Development Authority

Lessee: Detroit Lions, Inc.

TERM OF AGREEMENT:

“Upon determination of the Commencement Date, the parties shall execute an appropriate supplement to this Agreement setting forth the last day of this thirty-five (35) year period.” Section 7.1, page 45.

ANNUAL FIXED PAYMENT:

“[D]uring the Initial Term the Lions will pay to the DDA and the County (to be divided equally between them) an annual payment of the lesser of (i) Two Hundred Fifty Thousand (\$250,000) Dollars or (ii) the maximum amount permissible while maintaining the tax-exempt status of any tax-exempt bonds issued to finance the Lions Stadium Project.” Section 8.1, page 47.

TERMINATION OF LEASE:

“The occurrence of any one or more of the following events constitutes a default by the Lions under this Agreement:

- (a) Failure by the Lions to observe or perform any covenant, condition or agreement on its part to be observed or performed for a period of 45 days after written notice . . .
- (b) The dissolution or liquidation of the Lions . . .
- (c) The failure to make a payment, when due . . . if such payment is not made within a period of ten (10) business days after written notice.”

Section 13.1, pages 78-79.

USE OF FACILITY:

Lion’s Use:

- (a) “[T]he DDA grants the Lions the exclusive right (i) to use and operate the Lions Stadium Project, other than the Lions Stadium, as one or more concessions, and (ii) to use the Lions Development Area for development and construction of the Lions Stadium Project and for activities related to the development and construction of the Lions Stadium Project.”
- (b) The Lions shall “be entitled to manage, operate and use Lions Stadium on a year-round basis for the purpose of playing of exhibition, regular season, and post-season National Football League home games, hosting the National Football League Super Bowl and any event associated with it, playing of any amateur or other professional league

football game . . . and activities related to the playing of National Football League Games and the operation and maintenance of a National Football League team.”
Section 10.1, pages 56-57.

MAINTENANCE:

“The Lions shall obtain or provide, at its expense, all labor, services, materials and supplies and equipment needed to perform all Lions Stadium Management, Maintenance and security.” Section 11.2, page 63.

INSURANCE:

Type of Insurance:

- (a) “The Lions shall obtain and maintain, throughout the term of this Agreement, both liability and property insurance coverage”
- (b) “[T]he Lions shall obtain and maintain insurance on the Repair Areas against loss or damage”
- (c) Commercial general liability insurance

Section 12.1, pages 73-74.