

# LEASE SUMMARY

**TEAM: San Diego CHARGERS**

**Team Owner:** Spanos Family (Currently Alex Spanos)

**Team Website:** [www.chargers.com](http://www.chargers.com)

**FACILITY:** Qualcomm Stadium

**Facility Website:** <http://www.sandiego.gov/qualcomm/>

**Year Built:** 1967

**TITLE OF AGREEMENT:** Partial Use and Occupancy

**Lessor:** City of San Diego

**Lessee:** Chargers Football Company

## **TERM OF AGREEMENT:**

This Agreement shall be for each Pre-Season and Regular Football Season during the period commencing with the first Home Game, which shall be scheduled August, 1995, and extending to the last day of the Regular Football Season ending in 2020.

## **TERMINATION OF LEASE:**

Any election on the part of the City to terminate this Agreement must be in writing, properly executed by the City and served upon the Chargers. No termination of this Agreement on account of a default by the Chargers shall be or become effective by operation of law or otherwise, unless and until the City shall have given such written notice to the Chargers.

## **TERMINATION OF LEASE:**

**Force Majeure:** Except as otherwise provided herein, should either party hereto be delayed in or prevented, in whole or in part, from performing any obligation or conditions hereunder or from exercising its rights hereunder by reason of or as a result of any Force Majeure Event, such party shall be excused from performing such obligations or conditions and the term of this Agreement shall be extended and continued while such party is so delayed or prevented for twenty-eight calendar days thereafter.

## **RENT:**

For each Home Game played during the 1995 and 1996 Seasons, the Chargers shall pay an amount equal to the consideration due under Section 6 of the Prior Occupancy Agreement. For the 1997 Season and every season thereafter during the Term of this Agreement, the Chargers shall pay an amount equal to ten percent of the Gross Income for each Home Game.

## **USE OF FACILITY:**

The Chargers shall have the exclusive right to play professional football games at the Stadium Premises on each date a Home Game is to be played during the annual period commencing with the Pre-Season and including the Regular Football Stadium. The Chargers shall also have the right to:

- Use the Stadium Premises for promotional events and press conferences

- Use the Stadium Premises for the NFL draft days

**MAINTENANCE:**

Except as otherwise provided herein, the City shall maintain the Stadium and Stadium Premises in good order, condition, and repair as a state of the art facility in accordance with the highest industry standards and all applicable federal, state, and local legal requirements. Such maintenance and repair shall be for:

- The playing field
- All Concession facilities
- Scoreboards
- Signage
- Sound system
- Parking facilities
- Club seating areas
- Permanent and temporary seats and seating arrangements
- Locker rooms
- Press and media facilities
- Stadium club
- All equipment, pipes, plumbing, wiring, gas, and electric fittings used