

**Event: 2026 Rock Island High School Graduation**

Date(s): Saturday, May 30<sup>th</sup>, 2026

Times (Including Move-In & Move-Out): 8:00 AM – 1:00 PM

Doors: 9:00 AM

Leased Area ("Premises"): Arena – Commencement

Ceremony: 10:00 AM – 12:00 PM

Leased Area ("Premises"): Conference Room A-F (Student Staging Area) Times 9:00 am – 12:00 pm

Name/Entity ("LESSOR"): The Illinois Quad City Civic Center Authority ("IQCCCA"). IQCCCA owns the Premises and the arena commonly known as the "Vibrant Arena" as part of IQCCCA's statutory powers as a special Illinois municipal corporation, pursuant to 70 ILCS 200/215-1, et seq (IQCCCA and Vibrant Arena are collectively referred to herein as "Vibrant Arena").

Name/Company ("LESSEE"): Rock Island School District 41

Address: 1400 25<sup>th</sup> Ave.

City, State, Zip: Rock Island, IL 61201

Contact: Dr. Patricia Ulrich Phone: 309-593-5950 Email [patricia.ulrich@rimsd41.org](mailto:patricia.ulrich@rimsd41.org)

All communication including invoicing, will be electronic to the email (s) listed above.

Please include additional emails if necessary: \_\_\_\_\_

\_\_\_\_\_ Initial here if you prefer invoice (s) to be via regular U.S Mail.

**LESSEE FEES**

LESSEE agrees to pay LESSOR as rental for said space covered under this agreement:

**Arena Rental:** \$4,950 (shared date with UT) - plus additional expenses for staffing, AV and other fees. (see attached estimate).

**Conference Rental:** \$900 (shared date with UT)

**Total of Listed Expenses: TBD**

Additional LESSEE rentals or requests will be billed at prevailing rate. Rental fee does not include any audio/visual/tech staffing or equipment, except as may be listed under LESSEE FEES.

Deposit: \$5,850

Contract/Deposit Due: August 10, 2025

Second Deposit (75% of remaining estimated costs)

Due: April 1, 2026

Insurance: Provide a rider as outlined in #12 below.

Insurance Due: April 30, 2026

Final Rental Balance & Expenses: TBD

Final Rental Balance & Expenses Due: June 27, 2026

**\*\*I authorize the Vibrant Arena and Levy Restaurants to charge any outstanding rental or catering balances to the credit card supplied for the event. Initial Here \_\_\_\_\_**

1. **PREMISES.** Except for reasonable rights of ingress and egress through public halls, corridors, and grounds, LESSEE shall have no rights in any part of the Vibrant Arena's property other than the premises hereinabove specified. LESSOR reserves the right to reassign rooms based on final guarantees and room setup needs.
2. **DEPOSIT.** The Vibrant Arena has the right to retain the deposit and apply it to any expense incurred due to cancellation of the event covered under this Agreement, damages incurred to the facility as a result of the event, or to pay expenses incurred and payable by LESSEE as a result of the event. LESSEE further agrees to pay any additional deposits as demanded by the Vibrant Arena.
3. **FOOD & BEVERAGE.** The LESSEE shall not bring any food and beverage onto the property of the Vibrant Arena. A separate contract will be entered into with Levy for all food and beverage purchases, if any. Outside food and beverage brought onto the property without LESSOR's consent will subject LESSEE to a \$250 fee. Absolutely NO OUTSIDE ALCOHOL is allowed on property. No merchandise (flowers, etc.) may be sold on the property. LESSOR retains all rights to merchandise sales, agreement(s) entered into with third-party vendor(s), and 100% of profits derived from those sales. LESSEE is permitted to have a table to distribute merchandise to attendees that is pickup/distribution only but no on-site sales will be permitted.

4. **LESSEE'S PROPERTY.** Any loss or damage to property brought onto the Vibrant Arena's property by the LESSEE shall be at the sole risk of the LESSEE.
5. **INDEMNITY.** The LESSEE shall indemnify and hold the Vibrant Arena harmless for all claims, losses, or damages (including costs and attorney's fees) for any personal injury or property damage arising out of or caused, either proximately or remotely, wholly or in part, by an act, omission, negligence or misconduct on the part of the LESSEE or LESSEE's employees, agents, contractors, members, licensees or invitees.
6. **CONTROL.** The Vibrant Arena reserves the right to control the operation and maintenance of the Premises. The Vibrant Arena staff have the right to enter the Premises at any time for any purpose, including removal of any person who, in the sole judgment of the Vibrant Arena staff, is disrupting or obstructing the proper operation and management of the Premises.
7. **RULES AND REGULATIONS.** All rules and regulations promulgated from time to time by the Vibrant Arena are hereby incorporated in this Lease by reference, and LESSEE shall comply fully with said rules and regulations. LESSEE is entitled to a current copy of such rules and regulations upon written request to the Vibrant Arena.
8. **HAZARDOUS PROPERTY.** LESSEE shall not bring upon the Premises any exhibit, equipment, or vehicles which, in the sole judgment of the Vibrant Arena would be or might be dangerous to persons or property or otherwise incompatible with the structure, systems and furnishings of the Premises.
9. **ASSIGNMENT.** LESSEE shall not assign its rights under this Lease.
10. **OTHER EVENTS.** LESSEE acknowledges that other events may be scheduled for other spaces within the Vibrant Arena not covered by this Lease.
11. **CASUALTY.** If any casualty or unforeseen occurrence renders the fulfillment of this Lease by the Vibrant Arena impossible, then this Lease shall terminate. In such event, LESSEE hereby waives any claim for damages or compensation from the Vibrant Arena.
12. **INSURANCE.** LESSEE shall, at its sole expense, obtain and retain through the duration of the event covered under this Agreement commercial general liability insurance including: Premises/operations; products/completed operations hazard; contractual liability; and personal injury. This general liability insurance shall include limits of liability of not less than \$1 million combined single limits for bodily injury and property damage. In addition, LESSEE shall obtain such additional insurance as the Vibrant Arena may require in its discretion from time to time. Certificates of insurance in form acceptable to the Vibrant Arena shall be provided to the Vibrant Arena at least thirty (30) days prior to the commencement of the event. The insurance policy shall name The Vibrant Arena as an additional insured, shall provide that the policies may not be cancelled or materially altered until at least **thirty (30) days** prior to written notice being given to the Vibrant Arena, and shall cover occurrences on any part of the Vibrant Arena property. The insurance carriers providing such insurance shall have no less than an "A" rating according the A.M. Best's rating and shall be authorized to do business in Illinois.
13. **GOVERNING LAW.** This Agreement is governed by the laws of the State of Illinois. Any litigation arising under this Agreement is agreed to be maintained in Rock Island County, Illinois. LESSEE shall strictly comply with all applicable federal, state, and local statutes, rules and regulations.
14. **TIME FOR EXECUTION.** This Agreement must be signed by the LESSEE and returned within the above-mentioned due date along with any applicable deposit. In the event the executed agreement and applicable deposit is not received by the Vibrant Arena within such time, the Vibrant Arena, as its option, may declare the Agreement null and void, thereby canceling the date being held and covered by this Agreement.
15. **CANCELLATION.** If LESSEE cancels contracted space on or after September 1, 2025 LESSEE agrees to pay a cancellation fee of \$5,850 There will be no cancelation fee should LESSEE cancel this Agreement at any time due to a pandemic or any governmental action, order, or mandate. LESSEE further understands that if LESSOR has to cancel or postpone LESSEE's event due to a pandemic or any governmental action, order, or mandate, LESSOR will not be responsible for any costs or expenses incurred by LESSEE due to the cancelation or postponement. LESSOR will work with LESSEE in rescheduling the event that is postponed due to a pandemic or any governmental action, order, or mandate.

The additional attachments or addendums and subsequent terms and conditions are hereby made a part of this contract.

LESSOR – Vibrant Arena

LESSEE – RIMSD41 Board of Education President

By: \_\_\_\_\_  
Vibrant Arena Assistant Executive Director, on:

By: \_\_\_\_\_  
Executed by LESSEE on:



Estimate Event Cost Summary  
 Rock Island High School Graduation  
 Event Date: Saturday, May 30<sup>th</sup>, 2026  
 Estimated Event Time: Doors 9:00 am / Ceremony 10:00 am

### Graduation Estimate

	Estimate W/ United Township
Arena Rental * (\$9,900)	\$4,950.00
Conference Center Rent * (\$1,800)	\$900.00
Set Up Fee - items included** (Stage, Power, Metal Detectors, Turnover, Microphones)	\$2,500.00
Clean up	\$1,000.00
Video Wall Package / Cameras (Interested in Package C for 2026)	\$3,250.00
Techs / House Light Operator	\$438.00
Ushers	\$1,131.00
Parking	\$1,542.00
Security	\$2,070.00
Police	\$2,325.00
EMT's (minimum of 2 for event)	\$600.00
<b>TOTAL EVENT COSTS</b>	<b>\$20,706.00</b>
(staff pricing subject to change for 202)	

**Deposit #1 (Due 8/10/25) \$5,850.00**  
**Deposit 2 (Due 4/1/26) \$11,142.00**

#### *Tentative Agenda:*

Doors: 9:00 am  
 Commencement: 10:00 am  
 End Time: 12:00 pm

\* Arena & Conference Center rent discounted due to sharing date with UT.

\*\*If need to push in sections 109-111 for more space on the floor, will be subject to an additional \$500 fee.

This estimate is based on information provided through July 9, 2025.  
 Any changes after this date will require a new estimate.

7/10/25 el