



**MAXIMUM ASSEMBLY OCCUPANT LOAD AGREEMENT AND RESTRICTIONS
FOR THE
WEST MONROE SPORTS AND EVENTS COMPLEX**

City of West Monroe, Louisiana ("Owner") is the owner of certain real property and improvements located at 875 Constitution Drive, West Monroe, Louisiana on which the West Monroe Sports and Events Complex (the "Complex") is being constructed.

NOW THEREFORE, as a requirement of the Office of the Louisiana State Fire Marshal, Owner does hereby agree and encumber the Complex with the following restriction(s):

1. Owner agrees to limit the maximum occupancy of the Complex to 3,500 persons.
2. Owner agrees to limit the maximum assembly occupant load of the Mezzanine Level of the Complex to 1,040 persons.
3. Operational and use policy restrictions to be adopted by Owner attached as Exhibit A. These restrictions shall terminate with written notice from the Office of the Louisiana State Fire Marshal.
4. The provisions of this instrument are hereby declared covenants running with the land and are fully binding on any successors, heirs, and assigns of Owner who may acquire any right, title, or interest in or to the Complex, or any part thereof. Owner, its successors, heirs, and assigns hereby agree and covenant to abide by and fully perform the provisions of this instrument.
5. Owner understands and agrees that this instrument shall be governed by the laws of the State of Louisiana and that venue of any action to enforce the provisions of this instrument shall be in Ouachita Parish.

THUS DONE AND EXECUTED in West Monroe, Louisiana on this ____ day of June, 2022.

WITNESSES:

CITY OF WEST MONROE, LOUISIANA

Print Name: _____

By: _____
Staci Albritton Mitchell

Print Name: _____

DOUGLAS C. CALDWELL, NOTARY PUBLIC
LOUISIANA BAR ROLL NO. 03783

OPERATIONAL AND USE POLICIES FOR THE WEST MONROE SPORTS AND EVENTS COMPLEX

The Office of the Louisiana State Fire Marshal has determined that occupancy of the West Monroe Sports and Events Complex ("Complex") cannot exceed 3,500 persons, and that occupancy of the Mezzanine Level cannot exceed 1,040 persons. To comply with these restrictions, the City of West Monroe ("Owner") will maintain the following procedures:

Signage of occupancy limits will be posted and maintained in the entrance lobby of the building. Signage will also be posted and maintained at the primary and secondary entrances to the Mezzanine Level.

Individuals or organizations scheduling or planning to utilize the space will be provided with a use agreement that describes allowable uses and activities in the space, including emergency procedures and evacuation procedures.

Standard furniture, display and seating layouts approved by the Louisiana State Fire Marshal will be provided to the individual or organization scheduling or planning to utilize the space. Minor layout modifications that do not alter egress routes may be approved by the Owner. Other changes in furniture, display and seating may require approval of Fire Marshal representatives.

Individuals or organizations scheduling the space are responsible for the safety of their guests and for their actions.

All persons responsible for scheduling will ensure that use policies, including occupancy limitations, are provided to all individuals or organizations scheduling use of the space.

The individual or organization scheduling use of the space is responsible for adherence to all use policies, including occupancy limitations.

If anticipated occupancy is expected to approach the defined occupancy limit, an usher and/or uniformed police officer (at the expense of the scheduling user) will be posted at the entry lobby. The usher will monitor and limit entry. Count will be maintained by either ticket or mechanical counter.

Provisions for seating capacity will not exceed the occupancy limit of the space.

The Contract Food/Beverage contractor for the Complex will not provide food or beverage for events exceeding the occupancy capacity of the space.