

FREE SOIL COMMUNITY HALL RENTAL/LEASE AGREEMENT

LEASE AGREEMENT, made this _____ day of _____, 20_____, by and between the **Township of Free Soil**, a municipal corporation, hereinafter designated "**Township**" and _____, hereinafter designated "**Lessee**", WITNESS TO: In consideration of the covenants and conditions hereinafter contained, IT IS HEREBY AGREED by and between the parties hereto as follows:

1. The Township hereby lets and leases unto the lessee, the following described premises owned by the Township, for the following period or periods:

A. The Free Soil Community Hall.

B. On the _____ day of _____, 20_____, from _____ O'clock to _____ O'clock A.M./P.M. ; Or every _____ beginning _____, 20_____ thru _____, 20_____.

ROOM CAPACITY: 200 persons

2. Said premises may be used for _____ and for no other purpose, without the written consent of the Township.

3. A deposit of \$_____ is required to reserve the hall. The lessee shall pay the sum of \$_____ on the day of the rental or when the key is picked up. The deposit will be returned 30 days after the rental MINUS ADDITIONAL HALL RENTAL TIME, a **\$50.00 restacking charge for improperly stacked tables and chairs** and/or payment for any and all HALL DAMAGES OR LOSSES.

4. This contract may not be reassigned, transferred or sublet without the prior written consent of the Township. This agreement shall bind all persons claiming under the parties hereto in whatsoever character or capacity, as fully as is they were in every instance herein named. The invalidity or any particular clause, provision or covenant herein shall not invalidate the remainder or this agreement, but the same shall be and remain valid in all respects as fully as the law will permit.

5. The rental begins when the Rules and Regulations are signed by the renter and the key is received, and ends after the key is returned. The Lessee shall be liable and responsible for all maintenance and clean-up necessary to restore the Hall to an equal or better condition than prior to the activity. Coffee pots, dishes, cups, silverware and serving platters will be provided. All items used by the Lessee must be cleaned. Table covers and decorations must be removed and all trash taken with the Lessee. **Garbage bags, dish soap, and dish towels are not provided.**

6. The Lessee AGREES TO CONDUCT ITS ACTIVITIES UPON THE PREMISES SO AS NOT TO ENDANGER ANY PERSON LAWFULLY THEREON AND TO INDEMNIFY AND SAVE HARMLESS THE TOWNSHIP AGAINST ANY AND ALL CLAIMS FOR INJURY TO PERSONS OR PROPERTY (INCLUDING CLAIMS OF EMPLOYEES OF THE LESSEE OR ANY CONTRACTOR, SUBCONTRACTOR OR INVITEE) ARISING OUT OF THE ACTIVITIES CONTRACTED BY THE LESSEE, ITS AGENTS, MEMBERS, GUEST OR INVITEE. IF LIQUOR IS SERVED DURING USE OF PREMISES, LESSEE SHALL PROCURE APPROPRIATE LICENSES IF NEEDED AND *THE LESSEE MUST PROVIDE A COPY OF A WAIVER FROM THEIR HOMEOWNERS INSURANCE POLICY COVERING THE LEASE OF THE HALL. (THE USE OF ALCOHOLIC BEVERAGES IN THE PARKING LOT IS PROHIBITED).

7. Lessee agrees to take out and pay for any permits and licenses required by any governmental authority and to pay any taxes; including amusement tax; incidental to the use of the demised premises under this lease. Be advised that the Township does not carry any type of insurance for any or your property or that of your guests.

8. The Township reserves the right to eject from Township property, including leased premises, any person or persons deemed by it to be objectionable and upon exercise of this right by the Township, the Lessee waives any and all claims for damage against the Township.

9. The LESSEE SHALL NOT ADMIT TO SAID PREMISES A LARGER NUMBER OR PERSONS(200) THAN CAN SAFELY AND FREELY MOVE ABOUT IN SAID AREAS AND THE DECISION OF THE TOWNSHIP IN THIS RESPECT SHALL BE FINAL. THE LESSEE WILL NOT OBSTRUCT IN ANY WAY ANY SIDEWALK, ENTRY, PASSAGEWAY, VESTIBULE, OR ACCESS TO PUBLIC UTILITIES. THE DOORS, STAIRWAYS OR OPENING THAT REFLECT OR ADMIT LIGHT INTO THE BUILDING, RADIATORS AND HOUSE LIGHTING ATTACHMENTS SHALL NOT BE COVERED OR OBSTRUCTED BY THE LESSEE EXCEPT WITH THE

PRIOR WRITTEN APPROVAL OF THE TOWNSHIP WHEN NECESSARY TO PROVIDE LIGHTING EFFECTS FOR PERFORMANCES. LESSEE SHALL NOT, WITHOUT WRITTEN CONSENT OF THE TOWNSHIP, PUT UP OR OPERATE ANY ENGINE NOR MOTOR INSIDE THE PREMISES NOR USE OILS, BOTTLE GAS, CAMPHENE, MACPHENE, KEROSENE, NAPHTHA OR GASOLINE FOR EITHER MECHANICAL OR OTHER PURPOSES.

10. The Township reserves the right to terminate or rescind this contract in its entirety or in part at the option of the Township immediately upon the happenings of the failure by the Lessee to perform, keep and observe any of the terms, covenants and conditions herein contained on the part of said party to be performed, kept and observed.

11. IT IS AGREED THAT LESSEE SHALL NOT: INJURE OR MAR, NOR IN ANY MANNER DEFACE SAID PREMISES AND SHALL NOT CAUSE ANYTHING TO BE DONE WHEREBY THE SAID PREMISES SHALL IN ANY MANNER BE INJURED, MARRED OR DEFACED; WILL NOT DRIVE NAILS, HOOKS, TACKS OR SCREWS INTO ANY PART OF SAID BUILDING; WILL NOT MAKE ANY ALTERATIONS OR ANY KIND THEREIN AND THAT LESSEE SHALL PAY FOR OR OTHERWISE MAKE GOOD, OR REPAIR ALL DAMAGE TO THE BUILDING AND PROPERTY OF THE TOWNSHIP CAUSED BY THE LESSEE, ITS AGENTS, EMPLOYEES, GUESTS OR INVITEE DURING TENURE OF THIS CONTRACT.

12. I HAVE READ, UNDERSTAND AND AGREE TO ABIDE BY ALL OF THE ABOVE TERMS OR THIS AGREEMENT:

RENTAL AND DEPOSIT FEES ARE SUBJECT TO CHANGE IF LEASED MORE THAT SIX (6) MONTHS IN ADVANCE. OTHER TERMS OF THIS CONTRACT MAY BE SUBJECT TO CHANGE UPON NINETY (90) DAY NOTICE TO THE LESSEE.

WITNESS: _____

LESSOR: FREE SOIL TOWNSHIP

Deposit returned to:

LESSEE: _____

ADDRESS: _____

PHONE: _____

Deposit Return Date: _____

_____ Lessees Initials: My initials signify that I have received the Free Soil Community Hall Rental Rules & Regulation and that I will abide by these rules.