

GREENFIELD LIONS CLUB RENTAL AGREEMENT



1. **Parties:** The parties to this Agreement are THE GREENFIELD LIONS CLUB, hereafter called the **LANDLORD**,

and _____

hereafter called "**Tenant**", who's address is: _____

Tenant's telephone number is: _____

Contact person (If different from Tenant): _____

Contact person's telephone number: _____

2. **Property:** The Landlord hereby agrees to rent the following Property to the Tenant for the term(s) of this agreement; The Greenfield Lions Club Hall, located at 618 Apple Street, Greenfield, CA 93927.

3. **Terms:** This agreement is limited to the following date(s) and times(s).

Date: _____ from _____ to 10:00 p.m.. This agreement may not be extended without the expressed approval of an Officer of the Greenfield Lions Club or someone designated by the President and/or the Board of Directors to act on behalf of the Club.

4. **Rent:** The rent for the Property shall be **\$920.00**, inclusive of a **\$220.00** clearing/management deposit, due and payable at least 7 days prior to the date of the event for which the Hall is being rented. A \$300.00 deposit will be due upon signing of this agreement.

5. **Cleaning /Management Deposit :** The Tenant shall deposit with the Landlord \$20 0.00, plus a non-refundable management fee of \$20.00, at least 7 days prior to the date of the event, as a security against damage and additional cleaning services that might have to be done after the event. Any balance of the \$200.00 security deposit or cleaning and/or repair costs are deducted shall be ~~not~~ returned to the Tenant within 10 days after the rental date. The landlord shall provide the Tenant an itemized statement of the costs incurred by the Landlord.

6. **Private Security Service:** Security for the event shall be the sole responsibility of the Tenant.

7. **Utilities:** The Landlord agrees to furnish the following services and/or utilities: heat, electricity, gas, hot and cold water and men and women toilets. The Tenant agrees to remove all and any trash and garage of the event from the Landlords property.

Initials: _____
Landlord Rep Tenant Date

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8. This Rental Agreement may be terminated by the Tenant with at least a 24 hour notice. Without such a notice, the Tenant will be charged a cancellation fee of \$50.00

9. The Tenant shall not sub-lease or assign the Hall to any other person or party who is not named on the Rental Agreement without the expressed consent of an Officer of the Lions Club or someone designated by the President and/or the Board of Directors to act on the behalf of the Lions Club.

10. The Tenant, along with a Member of the Lions Club, or someone designated by the Club, will inspect the Property prior to the Event and both shall note in writing, the condition of the Property both inside and outside.

11. The Tenant agrees to keep the Hall in the same condition as it is at the time of the Rental, and shall not make any alternations thereon without the written consent of the Landlord.

12. The Tenant agrees to clean the Hall and have it ready by 9:00 a.m. of the following day of the event, or Tenant will automatically charged a CLEANING FEE. The \$300.00 Deposit will be held until Hall has been cleaned and ALL trash and garage removed as per this Agreement.

Tenant's initials: _____

13. The Tenant agrees and understands that ALL loud music, any disturbing noise or other activity that would disturb the peace and quiet of the neighborhood (per City Ordinances), **MUST END PROMPTLY AT 10:00 P.M.!**

Tenant's initials: _____

14. Furthermore, the Tenant agrees not to use the Hall for any purpose contrary to Public Law and the City Ordinances of Greenfield, CA and Monterey County.

15. **ADDITIONAL TERMS: Live musical entertainment is NOT allowed under any circumstances; however it is permitted to hire the services of a Disc Jockey for musical entertainment, at a reasonable noise level as required by the Police Department. The Private Security will be required WITH or WITHOUT the entertainment for the proper conduct of the entire Event. Failure to comply with the Landlord and Tenant's agreement is subject to the forfeiture of the \$300.00 deposit!**

Tenant's initials: _____

16. If alcohol is to be sold and consumed at the Event it is the responsibility of the Tenant to acquire the proper Day Use permit from the Alcohol and Beverage Control (ABC) office. The Police Department must be notified and shown the permit. **The Private Security will be accountable for the enforcement of ALL laws applying to the serving and consumption of alcoholic beverages.**

Name of Security Guard: _____ Security Guard signature: _____

(To be signed and witnessed at the beginning of the Event)

We, the undersigned, fully agree to the terms and conditions of this Agreement:

Landlord: Greenfield Lions Club. Signature: _____

Tenant: (Print) _____ Signature: _____

Date: _____