

**Rental Contract**

Written by Kris Burgess

Tuesday, 15 July 2008 17:29 - Last Updated Tuesday, 15 July 2008 19:18

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THE BOW LAKE COMMUNITY CLUB

FOR THE BOW LAKE GRANGE HALL

LEASE AGREEMENT

This LEASE AGREEMENT ("Agreement") is made this \_\_\_\_\_ day of, \_\_\_\_\_ 20\_\_\_\_\_, by and between the Lessor, Bow Lake Community Club, of Strafford, New Hampshire and Lessee, \_\_\_\_\_, of \_\_\_\_\_, Address \_\_\_\_\_, Phone \_\_\_\_\_

WITNESSETH:

1. Premises. The Lessor hereby leases to the Lessee (circle one): the UPPER (auditorium), the LOWER (basement), the ENTIRE BUILDING..... of the BOW LAKE GRANGE HALL ("Hall") for the term commencing at \_\_\_\_\_(am, pm) on the \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_\_, and ending at \_\_\_\_\_(am, pm) on the \_\_\_\_\_day of \_\_\_\_\_, 20\_\_\_\_\_. This constitutes \_\_\_\_\_total hours of rental. The Hall kitchen, including cooking appliances (is), (is not) (circle one)leased for the same rental period for the additional rental fee stated herein (see rental terms, #2 below) The terms of this Agreement apply to all Lessees regardless of whether any rental fee is charged.

2. Rental Terms. The Lessee agrees to pay the following for the above stated rental term:

Hall Rates-UPPER (auditorium) \$\_\_\_\_\_per hour, or

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LOWER (basement) \$ \_\_\_\_\_ per hour, or

ENTIRE BUILDING \$ \_\_\_\_\_ per hour (includes kitchen)

Kitchen Rates-If UPPER portion is rented and kitchen is desired, ENTIRE BUILDING must be rented-If LOWER portion is rented, kitchen is additional \$ \_\_\_\_\_ flat fee Total cost of this lease for the specified \_\_\_\_\_ hours at \$ \_\_\_\_\_ per hour rate plus \$ \_\_\_\_\_ for kitchen use is \$ \_\_\_\_\_.

All fees shall be paid in full seven (7) days prior to the rental date.

3. Security Deposit. In addition to the rental fee, the lessee has this day deposited with the Lessor a Security Deposit of \$ \_\_\_\_\_. The deposit shall be held by the Lessor as security for the full and faithful performance by the Lessee of all the terms, conditions and provisions of this Agreement. Upon the full and faithful performance by the Lessee of all the terms, conditions and provisions of this Agreement, the Security Deposit shall be returned. The existence of said deposit does not in any way limit or waive any other rights or remedies of the Lessor.

4. Use of Premises. The Lessee shall use the premises for no other purpose than what is stated herein and shall not allow or suffer any activity to be carried on upon said premises or use to be made thereof which shall be unlawful, improper, noisy or offensive or contrary to any way or to any municipal by-law or ordinance for the time being in force and applicable, or that shall be injurious to any person or property.

Club rules and state law prohibit the sale of alcohol, in any form. The Lessee assumes responsibility for their guest's alcohol consumption and behavior resulting from such consumption.

The Lessee is renting the Hall for the purpose of \_\_\_\_\_ and expects \_\_\_\_\_ maximum guests to attend.

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The areas behind the stage curtain and balcony are not part of this Agreement and use thereof is prohibited except by special permission by the Building Administrator. This permission is/is not granted for this event.

If there are no other functions the night before the Lessee's scheduled event, the Lessee shall be permitted entry to the Hall to set-up for the scheduled event.

**NO SMOKING IS PERMITTED IN THE BUILDING AND NO OPEN FLAMES.**

5. Damaging of Premises. The Lessee shall not injure nor mar, nor in any manner deface, said premises, and shall not cause nor permit anything to be done whereby the said premises shall be in any manner injured, marred or defaced, nor shall the Lessee drive, or permit to driven, any nails, hooks, tacks or screws, in any part of the premises, nor shall the Lessee make, or allow to be made any alterations of any kind therein. The Lessee shall not use tape on any painted surface.

**NO HELIUM BALLOONS ARE ALLOWED** The Lessee is responsible for all damages to the facility, furniture and club items lost or stolen during the rental period and shall indemnify the Lessor for any damages resulting from the Lessee's use of the Hall.

6. Capacity. Hall capacity varies by use as follows:

UPPER (auditorium)-Dancing (no furniture) 120

UPPER - Chairs and tables 71

UPPER - Chairs only 114

LOWER (basement)-Dancing (no furniture) 98

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LOWER Chairs and tables 52

LOWER Chairs only 92

7.Maintenance and Utilities. The Lessor shall provide heat and electricity during the rental period. During the cold season (Nov – May) the Lessee agrees to keep the thermostat no higher than 70 degrees during the rental period and agrees to lower the thermostats to 45 degrees (UPPER) and 55 degrees (LOWER) upon termination of lease period. The telephone is for EMERGENCY ONLY. There will be a charge for ANY non emergency calls which will be deducted from the security deposit. 7. Maintenance and Utilities (continued)The Lessee agrees to return the premises back to the condition in which the same were found and refer to Exhibit A attached to this Agreement for Lessee’s responsibilities, which are incorporated herein. Lessee’s initials here \_\_\_\_\_ signify that he/she has received Exhibit A, understands it and agrees to comply to it. A post rental inspection will be made by the Lessor to assure compliance. If not in compliance, the Lessee may correct the situation immediately or choose to be charged \$25 per hour for professional cleaning services to be rendered. This charge will be deducted from the Lessee’s Security Deposit. 8. Police Protection. The Lessee shall employ at his/her expense, such police protection as required by state and local laws. 9.Assignment. The Lessee shall not assign this lease, nor sublet or underlet the leased premises or any part thereof, without the prior written consent of the Lessor in each instance.

10. Indemnity. The Lessor makes no warranty whatsoever concerning the condition of the rental property and the Lessee assumes all risk and liability incident to its use thereof; and the Lessee agrees to indemnify and hold the Lessor, its officers and/or members, harmless from any and all losses, costs, fines, damages, actions, claims or suits, including attorneys’ fees related thereto on account of the injury to and/or death of any person or persons or damage or destruction of any property arising out of or resulting from the use of the premises by the Lessee or his/her agent, representative, employees and/pr invitees.

Signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

by \_\_\_\_\_

Lessee Bow Lake Community Club

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