

This agreement made and concluded at _____, Ohio, this ____ day of _____, _____, by and between Kalida Knights of Columbus, Council 5669 of 718 Napoleon Road, Kalida, Ohio 45853, hereinafter referred to as LESSOR, and _____, of _____, hereinafter referred to as LESSEE(S).

WITNESSETH:

That in consideration of the mutual promises of the parties herein contained, the LESSORS agree to rent to and the LESSEE(S) agrees to rent the hall known as the Knights of Columbus building located in the village of Kalida, Putnam County, and State of Ohio as well as the use of all facilities located on the premises under the provisions, terms and conditions as herein expressed:

The parties hereby agree that the date of this lease will be on the ____ day of _____, _____, from the hours of _____ a.m./p.m. to _____ a.m./p.m. for the specific purpose of a _____.

The parties further agree that the rental of the hall is for members and nonmembers of the club and is not open to the general public. The LESSEE(S) agree to pay, without demand, to LESSOR(S) as rent of the demised premises, the sum of _____ on the day of the execution of said lease agreement.

The parties further agree that the LESSEE shall deposit with LESSOR the sum of _____, receipt of which is hereby acknowledged by LESSOR, as security for the faithful performance by LESSEE(S) of the terms hereof. Said security deposit shall be returned to LESSEE(S), without interest, on the full and faithful performance by him or her of the provisions hereof.

The parties further agree that

- The use of any roasters with the use of the kitchen facilities will result in an additional charge of _____ per roaster.
- If the LESSEE(S) request possession of the hall for decorating purposes the day previous to the rental day (if the hall is available) then there will be an additional charge of _____.
- There shall be an additional charge of _____ for the use of hall for a rehearsal dinner, if the hall is available.
- The LESSEE(S) shall purchase all drinks including but not limited to beer, pop, wine, champagne, and liquor from the LESSOR and the LESSEE(S) and guests shall not consume any alcohol on the premises unless they are of the age of 21 and said alcohol is purchased from the LESSOR.
- The LESSEE(S) shall secure the Knights of Columbus as the bartenders for the event in which the hall is being rented. The LESSOR shall supply the bartenders at a cost of not less than \$ _____ per hour, per bartender. If the LESSEE(S) fails to comply with this provision then there shall not be allowed any alcohol from that point forward and the security deposit shall be forfeited.
- The LESSEE(S) shall not remove any property from the building for any reason without the written consent of the LESSOR. In any case, any damage to such property shall be assumed and payable by the LESSEE(S) to the LESSOR within ten (10) days from the date of the discovery of said damage.
- The LESSEE(S) shall quit and surrender the demised premises at the expiration of term in as good as state and condition as they were at the commencement of this lease, reasonable use and wear thereof and damage by the elements excepted. The LESSEE(S) shall pay to LESSOR a \$ _____ fee for the clean up of hall if necessary.

The LESSEE(S) shall not clear the premises no later than 1:00a.m.

The LESSEE(S) shall not keep or have on the leased premises any article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises, or that might be considered hazardous or extra hazardous by any responsible insurance company.

Neither the LESSOR nor the LESSEE(S) shall be liable to the other for any loss or damage to property or injury to or death or persons occurring on the leased property or in any manner growing out of or connected with the LESSEE'S use and occupation of the lease property or the condition thereof, whether or not caused by the negligence or other fault of the LESSOR or LESSEE(S) or of their respective agents, employees, subtenants, licensees, or assigns. This waiver shall apply only to the extent that such loss or damage to property or injury to or death or persons is covered by insurance, and collection of proceeds of same is not voided by such waiver, regardless of whether such insurance is payable to or protects the LESSOR or LESSEE(S) or both. Nothing in this paragraph shall be construed to impose any other or greater liability upon either the LESSOR or the LESSEE(S) than would have existed in the absence of this paragraph.

The LESSEE(S) shall provide the LESSOR with the following information:

Caterer's name _____

Number of guests _____

Do you wish to serve drinks at your expense all night? _____

At what time do you want a cash bar? _____

The LESSEE(S) shall abide by and follow the attached "Rules for Decorating" and the "Candle Safety Rules".

There shall **ABSOLUTELY BE NO SMOKING ALLOWED INSIDE THE HALL AS THERE ARE DESIGNATED AREAS FOR SMOKING OUTSIDE OF THE HALL ONLY.**

The LESSEE(S) shall contact LESSOR **TWO WEEKS BEFORE YOUR RENTED DATE TO MAKE FINAL PLANS.**

The parties further agree that the attached Exhibits "A" and "B" shall be made a part of this Lease and shall be abided by at all times, with no exceptions.

The parties further agree that without prior written consent of the LESSOR, LESSEE(S) shall not assign or sublet this Lease.

The parties further agree that the covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this lease.

The LESSEE(S) hereby acknowledges that LESSEE(S) has read this lease, understood and agrees to all terms and conditions set forth therein and has received a copy of this lease.

IN WITNESS WHEREOF, the parties have executed this lease at _____, the day and year first above written.

Kalida Knights of Columbus,

Council 5669

BY:

LESSEE(S)

LESSOR