

Eden Township Community Center Rental Agreement

AGREEMENT DATE

RENTAL DATE:

RENTERS NAME:

RENTERS ADDRESS:

RENTERS PHONE:

PURPOSE OF RENTAL:

1 PHILOSOPHY: The parties named above (the "renter") and the Eden Township Board of Trustees recognize that appropriate measures must be taken with renters and their guests who destroy property or violate rules and regulations. Such measures may include (but are not limited to) charges for property damages and/or immediate surrender of the Premises to a duly designated Eden Township representative.

2 TERM: The renter hereby rents the Eden Township Community Center from the Eden Township Board of Trustees on _____ starting at 8:00 AM and ending no later than 9:00 PM. The renter agrees not to sub-rent or permit anyone else directly or indirectly during the term of this agreement. The renter agrees not to enter the Eden Township Community Center or to permit any person such as family members, personnel or guest, to enter the Eden Township Community Center except during term of this agreement, unless the Eden Township Board of Trustees has been previously notified and has agreed to coordinate.

3 PREMISES: Premises shall be rented in accordance with Ohio statutes, laws and regulations. Premises are more specifically defined for rental purposes as the main meeting room, kitchen area and bathrooms.

4 Initial Here _____. DECORATING: No thumbtacks, nails or other fastening devices shall be used to hang decorations.

5 Initial Here_____. ADDITIONAL FEES: In the event of lost keys, the Eden Township Board of Trustees has the right to charge the renter for re-keying all locks.

6 Initial Here_____. NOISE: The renter shall respect the rights and privacy of the surrounding neighbors. Amplified music shall be permitted, but must be kept at a reasonable level and all county noise statutes must be respected.

7 Initial Here_____. CLEAN UP: The renter shall perform the cleanup defined herein or pay the established charges for housekeeping plus any additional housekeeping charges which may be necessary.

a) Kitchen: Empty refrigerator and wipe down all counters.

b) Garbage: Remove all garbage and decorations, leave at bags at the bottom of the stairs.

c) Put all tables and chairs back where found, if they are moved to any other parts of the building or outside.

d) If you adjust the thermostat you are responsible for returning it to the intimal setting prior to leaving the building.

e) all payments are due at signing of rental agreement.

f) the renter is responsible for picking up the keys the day of rental and returning them to the lockbox located near the front doors prior to leaving the building.

8. PETS: Renter shall not be permitted to have pets in or about the premises.

9. INDEMNITY: The Renter agrees to indemnify and hold harmless Eden Township and its Board Members from all claims, suits, demands, causes of action, or judgments that may arise out of a breach of this agreement or which may arise out of property damage or personal injury to third persons. In the event the Eden Township Board of Trustees successfully defends any action arising out of a breach of this agreement brought by the Renter or others, or successfully defends any action for personal injury or property damage brought by third persons, Eden Township shall be indemnified and reimbursed for attorney's fees and court costs by the renter. Each party hereto binds its successors, assigns, heirs, administrators, and executors.

10. FORCE MAJUERE: Neither the Eden Township Board of Trustees or Renter shall be required to perform any term, condition, or covenant of this Rental Agreement during such time such performance, after the exercise of due diligence to perform, is delayed or prevented by acts of God, civil riots, or government restrictions.

11. QUIET ENJOYMENT: The Eden Township Board of Trustees agrees that upon payment of the rent herein provided for, and upon the observance date and performance by the Renter of the covenants herein contained and on the part of the Renter to be observed and performed, subject to the provisions of the Rental Agreement, the Renter shall peaceably hold and enjoy the Premises for the Term.

12. MINORS: The Renter shall be a responsible adult chaperone for minor children under the age of 18 in and about the premises

13. SEVERABILITY: If this Agreement or any other provisions herein shall be deemed invalid for any purpose by a court of competent jurisdiction, the intent of this Agreement or provisions shall, nevertheless, be enforceable to the extent necessary for such protection. Each article, paragraph, subparagraph, term, and condition of this Agreement shall be considered severable. If for any reason, any portion of this Agreement is determined to be invalid or in conflict with any law or rule in a final ruling issued by any court, agency, or tribunal with valid jurisdiction, that ruling shall not affect the validity or enforceability of any other portion of this agreement.

14. ENTIRE AGREEMENT: The provisions of this Rental Agreement constitute, and are intended to constitute, the entire agreement between the Eden Township Board of Trustees and the Renter. No terms, conditions, warranties, promises, or undertakings of any nature whatever, expressed or implied, exist between Eden Township and the Renter except as herein expressly set forth.

IF ANY ABOVE RULES ARE BROKEN OR NOT MET THE RENTER SHALL FORFEIT ALL RIGHTS TO FUTURE RENTAL OF THE EDEN TOWNSHIP COMMUNITY CENTER

Signature_____

Date_____