## ROME TOWNSHIP HALL LEASE AGREEMENT

This Lease Agre	ement, made this day of	, 20	_, by and between the
Township of Ror	ne, a Michigan municipal corporation	, ("Lessor"), and t	he Rome Township
	pelow ("Lessee") for the use of the Ro	•	
Forrister Road, A	Adrian, MI ("Premises") under the follo	owing covenants	and conditions:
1. Lessee:	Name		
	Address		
	Phone		
	Township Resident? YES	NO	
2. Lease Ter	m: Date of event		<u></u>
3. Time			
4. Rental Fee	e:		
a.	Fownship Resident = \$75.00		
	Non-Resident = \$150.00		

- **5. Security Deposit**: A security deposit of \$100.00 is due at the time of signing this Agreement to reserve the rental date. The rental fee must be paid when signing this rental agreement. The deposit will be returned within 30 days after the event date provided the premises are returned in satisfactory condition in accordance with paragraph 10 and there is no damage to the Premises. All damages except those preexisting, will be deducted from the security deposit and damages in excess of the deposit will become the liability of the Lessee and payment for damages will be due immediately. In addition:
  - a. If premises are not vacated promptly at the end of the specified time above, the Lessee's deposit will be <u>forfeited</u>.
  - b. If the agreement is cancelled within 5 days of the event, the deposit shall become non-refundable.

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- **6. Keys:** If keys are issued, Lessee must make arrangements to pick up key prior to the event date and returned the following business day. If keys are not issued, a Township employee will be at the Premises to open and close the hall. A \$50.00 fee will be assessed if a Township employee must open the doors because Lessee failed to pick up a key or if Lessee loses a key.
- **7. Purpose:** Premises may be used for any lawful purpose and Lessee shall ensure compliance with all laws, rules and regulations pertaining to use of the Premises.
- **8. Capacity:** Lessee will limit attendance to 110 people in accordance with the Michigan Fire Code and will accept any responsibility for violation thereof.

- 9. **Prohibitions:** The following is prohibited on the Premises:
  - a. Smoking: The building is a smoke free building. (State Law).
  - b. Animals: Only service animals (leader dogs) are allowed in the building.
- 10. Transfer: This lease is not assignable or transferrable without written consent of Lessor.
- **11. Condition of Premises:** Lessee shall use and return the Premises as follows, leaving the Premises in as good or better condition than found:
  - a. No tables, chairs or other equipment is to be removed from Premises.
  - b. No decorations or other materials will be placed on or hung from walls or ceilings in a way that damages walls or ceiling.
  - c. All decorations, food, dishes, debris, trash and any other items brought to the premises are to be removed at the end of the event.
  - d. All tables, chairs and other equipment shall be returned to its proper place.
  - e. Windows closed, faucets, lights and appliances off and doors locked.

f.

- **12. Assumption of liability:** Lessee assumes responsibility for any damage or injury, from any cause whatsoever, to persons including Lessee or its agents, servants, employees or guests, or property incurred as a result of this Agreement.
- **13. Indemnification:** Lessee agrees to indemnify and hold harmless the Lessor from and against any and all claims, debts, demands, or obligations that may be made against the Lessor in connection with the Lessee's use of the Premises. If it becomes necessary for the Lessor to defend any action seeking to impose any such liability, Lessee will pay to the Lessor all costs, judgments and reasonable attorney fees incurred for Lessor's defense.

Rome Township (Lessor)	By: (Lesse	<del>:</del> е)
Ву:	<del></del>	
DO N	OT WRITE BELOW THIS LINE	
FO	R TOWNSHIP USE ONLY	
Donosit paid:		
Deposit paid:		
Balance paid:	Keys Issued By:	
Name on check or credit card:	Keys Returned:	