

VILLAGE OF BELMONT GYMNASIUM

RENTAL AGREEMENT

This Rental Agreement is made and entered into this _____ day of _____, 20____, by and between **THE VILLAGE OF BELMONT** (hereinafter referred to as "Lessor"), and _____ (hereinafter referred to as "Lessee").

WHEREAS, the Village of Belmont is the owner of the gymnasium located at 321 3rd Street, Belmont, OH 43718;

WHEREAS, the Village of Belmont desires to rent the gymnasium to interested parties, civic groups, fraternal organizations, and the like for various social functions and events which are of benefit to Lessor and Lessee; and

WHEREAS, Lessee desires the short term use of the gymnasium for its particular social function or event.

WHEREAS, Lessor is currently under contract with the Police Department of the Village of Bethesda for police coverage within the Village of Belmont, and Lessee acknowledges any police coverage requested by Lessee and required under this agreement, must be made to the Police Department of the Village of Bethesda.

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and of the mutual covenants and agreements hereinafter set forth, Lessor and Lessee agree as follows:

1. Lessor shall rent the gymnasium to Lessee for a period of _____ hour(s), between the hours of _____ and _____, on _____, 20____, for FIFTEEN DOLLARS (\$15.00) per hour without the use of the attached kitchen and TWENTY DOLLARS (\$20.00) per hour with the use of the attached kitchen. Receipt of \$_____ is hereby acknowledged by Lessor.
2. The gymnasium shall only be used for the following: _____

School-age groups must be supervised by responsible adults.
3. If alcohol is to be made available to guests of Lessee, by Lessee, during the event described in paragraph 2, a police officer shall be present for the whole of the event described in paragraph 1. IN ADDITION TO the rates set forth in paragraph 1, Lessee shall pay to Lessor FIFTEEN DOLLARS (\$15.00) per hour for the police officer. Said police officer shall be scheduled by Lessee by contacting Police Chief Eric Smith at 740-484-4009 at least two weeks prior to the dates described in paragraph 1.
4. Lessee shall not use the gymnasium for purposes other than those specified in paragraph 2 above.
5. Lessee shall not assign or sublet any portion of the gymnasium nor allow any other group, persons, or organizations to use the gymnasium.

6. Lessee shall comply with all Village Ordinances of Lessor and State Statutes, now and hereinafter in force.
7. Lessor shall not be liable for any damage or injury to Lessee, or any other person, or to any property, occurring in the gymnasium or on the property surrounding the gymnasium. Further, Lessee agrees to hold Lessor harmless and indemnify Lessor from any claims for damages caused by Lessee.
8. Lessee's use of the gymnasium is *short-term only* and Lessee's use does not constitute a residence or business location, such that Lessee will immediately vacate the gymnasium upon expiration of the time stated in paragraph 1. Any holding over shall be construed as a tenancy and Lessee shall pay FIVE HUNDRED DOLLARS (\$500.00) per day while holding over.
9. Should Lessee fail to vacate the gymnasium in a timely manner; fail to repair any damages caused on Lessee's part; or violate the terms and conditions of this Rental Agreement, Lessee agrees to assume all attorney fees, incurred by Lessor, connected therein, whether or not suit is filed, in addition to any damages awarded.
10. There shall be no smoking in the gymnasium.
11. Lessee, or a representative signing on behalf of Lessee, has read this Rental Agreement, understands the terms of this Rental Agreement, and will be the responsible party for the gymnasium under this Rental Agreement.
12. The Mayor or any Village Council Member, is authorized to deny use of the gymnasium to any group or individual that is disorderly or violates the terms of this Rental Agreement.
13. In the event any clause or provision in this Rental Agreement, for any reason, be deemed invalid or unenforceable, the remaining clauses and provisions will not be affected, impaired or invalidated and will remain in full force and effect.
14. This Rental Agreement contains the entire agreement of Lessor and Lessee, and there are no other promises or conditions in any other agreement whether oral or written concerning the subject matter of this Rental Agreement. Any amendments must be in writing and signed by each party.
15. The undersigned individual Lessee shall act as a guarantor of all persons using the gymnasium during the period herein.

LESSOR:
VILLAGE OF BELMONT

LESSEE:

BY: STANLEY A. SOBEL, Mayor

BY: