

**NEW MADISON COMMUNITY CENTER RENTAL AGREEMENT**

This Rental Agreement is made effective as of \_\_\_\_\_(Today's Date), by and between NEW MADISON CIVIC ORGANIZATION ("Landlord"), and \_\_\_\_\_ ("Tenant").

The rental term shall begin on \_\_\_\_\_(Date of Rental ) at \_\_\_\_\_(Time) and shall terminate on \_\_\_\_\_(Date) at 5:00 A.M. This information is necessary so that we may ensure the facilities are properly maintained for all rentals.

Notices under this agreement shall not be deemed valid unless given or served in writing and forwarded by mail, postage prepaid, addressed as followed:

Landlord:

NEW MADISON CIVIC ORGANIZATION  
P.O. BOX 258  
NEW MADISON, OH 45346

Tenant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Id: # \_\_\_\_\_

Type:  Driver's License

Other \_\_\_\_\_

Such address may be changed from time to time by either party by providing notice as set forth above. The parties hereby make this Agreement effective by signing as shown below.

By: \_\_\_\_\_  
NEW MADISON CIVIC ORGANIZATION

Date: \_\_\_\_\_

By: \_\_\_\_\_  
TENANT

Date: \_\_\_\_\_

Deposit taken By: \_\_\_\_\_

Date: \_\_\_\_\_

Key Given By: \_\_\_\_\_

Date: \_\_\_\_\_

Key Returned To: \_\_\_\_\_

Date: \_\_\_\_\_

Hall Inspected By: \_\_\_\_\_

Date: \_\_\_\_\_

For a complete set of rules see reverse side of this form.

The parties agree as follows:

1. Premises. Landlord, in consideration of the rental payments provided in this Agreement, rents to Tenant the NEW MADISON COMMUNITY CENTER (the "Premises") located at 218 S. HARRISON ST, NEW MADISON, OH 45346.
2. Rental Payments. Tenant shall pay to Landlord rental payments of \$100.00 per day for non-profit event, \$150.00 per day for profit event, payable in advance, on or before the day of the rental.
3. Late Payments. Tenant shall also pay a late charge equal to 20.00% of the required daily payment for each payment that is not paid prior to renting the community center.
4. Security Deposit. At the time of receiving the Community Center key, Tenant shall pay to Landlord, in trust, the sum of \$50 to be held and disbursed for Tenant damages to the Premises (if any) or if any terms of the rental agreement aren't fulfilled as provided by law. If everything is maintained in good condition the deposit will be returned via mail on week after key is returned. Deposit will be refunded upon approval of cleaning person. Deposit will be forfeited if any of the following rules are not followed.
5. Use of Premises. Tenant may use the Premises only having wedding receptions, family get together, social events, and fund raising events. The Premises may be used for any other purpose only with prior written consent of Landlord. Tenant may use kitchen facilities including the appliances (stove and refrigerator) but must leave them clean and in working order.
6. Indemnity Regarding Use of Premises. Tenant agrees to indemnify, hold harmless, and defend Landlord from and against any and all losses, claims, liabilities, and expenses, including reasonable attorney fees, if any which Landlord may suffer or incur in connection with Tenant's use of the Premises. Landlord is not responsible for loss or theft of any articles.
7. Dangerous Materials. Tenant shall not keep or have on the Premises any article or thing of a dangerous, inflammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless the prior written consent of Landlord is obtained and proof of adequate insurance protection is provided by Tenant to Landlord.
8. Defaults. Tenant shall be in default of this rental agreement, if Tenant fails to fulfill any rental obligation or term by which Tenant is bound. In the alternative, Landlord may elect to cure any default and the cost of such action shall be added to Tenant's financial obligations under this agreement. Tenant shall pay all costs, damages, and expenses suffered by Landlord by reason of Tenant's defaults.
9. Cumulative Rights. The rights of the parties under this rental agreement are cumulative, and shall not be construed as exclusive unless otherwise required by law.
10. Tenant is responsible for cleaning up before leaving. This includes sweeping and mopping the floor, bagging and placing all trash outside in designated trash pickup area and placing all table and chairs back where tenant found them. Tenant is responsible for removing any decorations and/or personal items tenant may have placed in or around the Community Center. Tenant is responsible for leaving hall as it was found, including absolutely no thumbtacks or nails in the ceiling or walls.
11. Entire Agreement/Amendment. This Rental Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This agreement may be modified or amended in writing, only if the writing is signed by the party obligated under the amendment.
12. Severability. If any portion of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.