

Hall/Lot Rental Agreement

THIS RENTAL AGREEMENT ("Agreement") is made by and between the YANTIC FIRE ENGINE CO. #1 (hereinafter "YFECO") and

(hereinafter the "Renting Party"). YFECO and the Renting Party collectively may be referred to as the "Parties".

Recitals

The YFECO desires to rent out the Hall/Lot, defined below, and the Renting Party desires to rent on the terms and conditions as set forth below.

Terms and Conditions

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties, each of them intending to be legally bound by this Agreement, agree as follows:

1. **Facilities.** During the term of the Rental Period, defined below, the Renting Party may have the use of the second floor hall of the YFECO (the "Hall") located 151 Yantic Road, Yantic, CT including the restrooms, tables, chairs, lights, normally assigned for use by renting parties. During the term of the Rental Period, the Renting Party may have access to and use of, for legitimate purposes only, the stove (for food warming only) and refrigerator located in the kitchen adjacent to the Hall (the "Hall Kitchen"), subject to terms and conditions of paragraph 10. Under the terms of this Agreement, the Renting Party is not permitted use of the (a) the public address system, (b) any audio/visual equipment located in the Hall, or (c) any other equipment and/or utensils in the Hall's commercial kitchen not specified in this paragraph unless otherwise agreed.

During the term of the Rental Period, parking will be made available for the Renting Party's guests, and the parking lot will not be available to the general public. In YFECO's sole discretion, however, sufficient parking spaces will be saved for YFECO #1 personnel.

2. **Rental Period.** The Renting Party shall have use of the Hall on ___ / ___ / 20___ between the hours of _____ and _____ (the "Rental Period"). The Rental Period includes any set up time for the Renting Party's event.

3. **Rental Charge.** The charge for the Rental Period shall be \$_____.

4. **Rental Hold/Security Deposit.** In addition to the Rental Charge, the Renting Party shall pay the YFECO an additional charge of \$_____ (the "Rental Hold/Security Deposit") upon execution of this Agreement to secure the Renting Party's intent to rent the Hall and cover any damage or loss that may occur to the Hall, its contents, or any other part of the YFECO. Only after the YFECO has determined that the Hall, its contents, and the YFECO building and grounds are free of damage arising from or related to the Renting Party's rental of the Hall will this, or a portion of this, be refunded. Upon demand from the YFECO, the Renting Party shall immediately pay the YFECO the cost to repair any damage in excess of the Rental Hold/Security Deposit.

5. **Maximum Capacity.** No more than _____ persons shall be permitted in the Hall at one time.

6. **Decorations.** The only decorations permitted in the Hall are those which may be placed on the floor or on the tables. The Renting Party shall not hang, tape, or suspend decorations from the walls, ceilings, or columns within the Hall, unless otherwise agreed. No candles or open flames are permitted inside the Hall at any time. The Renting Party shall not use rice, bird seed, glitter or confetti of any type in the Hall or on the grounds outside of the YFECO.

7. **Rental Chairs, Tables, and Other Equipment.** Prior to the Rental Period, the YFECO must approve the Renting Party's use of any chairs, tables, or other equipment other than those already in the Hall. The Renting Party must remove any such additional chairs, tables, or other equipment at the end of the Rental Period.
8. **Damage.** The Renting Party is responsible, and upon demand shall pay the YFECO, for any and all damage to the Hall that arises from or is related to the Renting Party's rental of the Hall. This includes, but is not limited to, damage to the restrooms, tables, chairs, lights, coat closet, or any other property or asset owned by the YFECO.
9. **Use of Hall Kitchen.** If the Renting Party uses the Hall Kitchen, it shall:
- a) remove all boxes, food and trash from the Hall Kitchen at the end of the Rental Period;
 - b) clean all counters and surface work areas in the Hall Kitchen, including any food spilled in the food warmer or refrigerator;
 - c) sweep the Hall Kitchen floor;
 - d) not put any grease, lettuce, celery, coffee grounds corks or metal objects in the garbage disposal;
 - e) turn off all appliances at the end of the Rental Period;
 - f) remove all dishes, glasses, silverware, linens, and other material equipment rented by the Renting Party at the end of the Rental Period;
 - g) not use any YFECO pots, pans, any other cooking utensils, the Hall Kitchen coffee machines or any equipment or material stored in Hall Kitchen cabinets or storage areas without prior agreement.
10. **Acts Beyond YFECO's Control.** In the event the Hall or any part thereof is damaged or destroyed by fire or any other cause, or if any casualty or unforeseen occurrence shall render the YFECO's fulfillment of this Agreement impossible, then this Agreement shall terminate, and the YFECO shall pay the Renting Party the Rental Charge and the Security Deposit. The return of the Rental Charge and the Security Deposit shall be the Renting Party's sole and exclusive remedy for the termination of this Agreement, and the Renting Party hereby expressly waives any claims for damages or compensation arising from or related to the termination of this Agreement under this paragraph.
11. **Acceptance of Premises.** The Renting Party agrees that it has inspected the Hall and its equipment and that the same are in proper condition for the Renting Party's use during the Rental Period.
12. **Scheduling.** The YFECO retains the right to schedule other events in the Hall both before and after the Rental Period without notice to the Renting Party.
13. **Advertising.** Absent express written consent from the YFECO the Renting Party shall not distribute, circulate, or permit to be distributed or circulated any advertising material in or about the Hall or the YFECO, including the YFECO's parking lot.
14. **Access to Premises.** The YFECO reserves for its members, representatives, and agents free access and right to enter any portion of the Hall at any time, and without prior notice.
15. **Indemnity.** The Renting Party shall indemnify, defend, and hold harmless the YFECO, including its officers and members, against any and all demands, causes of action, or any other claim of the Renting Party, its members, agents, employees, subcontractors, patrons, guests, or invitees arising out of or related to the Renting Party's rental of the Hall.
16. **Cancellation.** In addition to any other remedy available at law or equity, either Party may cancel this Agreement if the other Party fails to comply with each and every term and condition of this Agreement. In the event that the Renting Party either (a) breaches any term of this Agreement or (b) cancels, the Rental Hold/Security Deposit shall be forfeited as liquidated damages.

25. Signatures

a) YFECO:

Signature: _____

Date: _____

Printed Name: _____

Title: _____

b) RENTING PARTY:

Name of Organization (if applicable): _____

Address: _____

Signature: _____

Date: _____

Printed Name: _____

Title: _____