

LEBARON POST 237, AMERICAN LEGION

SOCIAL HALL RENTAL LEASE

This Lease dated _____, is between LeBaron Post 237, American Legion (hereinafter called "Lessor") and _____ (hereinafter called "Lessee").

WITNESSETH, that for and in consideration of the rent hereinafter reserved and to be paid by Lessee to Lessor, and the performance by both parties hereto of all duties and obligations hereinafter set forth, and intending to be legally bound hereby, the parties hereto agree as follows:

1. The name, address and telephone numbers of the Lessee are:
Name: _____ and _____
Address: _____
Home Number: _____ Work Number: _____
2. The premises being leased are to be used for the following event: _____
_____. The Premises shall consist of the building (which includes the kitchen, dining room, and restrooms), the grounds adjacent to the building, and parking lot adjacent to the building. **IT DOES NOT INCLUDE THE BALL FIELDS!** The premises are situated at and known as 8 First Avenue, Union City, PA. 16438. This lease shall commence on _____, at _____ o'clock and end at 10:00 P.M. o'clock, on _____.
3. The Social Hall fees shall be as follows:
 - A.) Hall Rental: \$250.00, which shall be due and payable in full upon the signing of this lease. The rent paid shall be non-refundable and shall be forfeited unless Notice of Cancellation is received at least (30) days prior to the scheduled event.
 - B.) Security Deposit: \$100.00, which shall be paid in full upon the signing of this lease. The security deposit shall be returned to Lessee within (30) days following the event, provided the hall is properly cleaned after the event and no damage is done to the premises. Lessee may not assign this lease or sublet the premises.
 - C.) If the event is cancelled, the hall rent shall be non-refundable, but the security deposit shall be returned within (30) days of the cancellation.
4. Lessee acknowledges that the maximum capacity for use of the building is two hundred fifty (250) people and agrees to limit attendance at the event to no more than two hundred fifty (250) people.
5. Lessee shall meet with a representative of Lessor prior to the event to examine the condition of the premises and shall meet again after the event to examine the condition of the premises. Lessee shall be solely responsible for cleaning the premises after the event and shall surrender possession of the premises in a neat and clean condition at the termination date and time set forth above.
6. Lessee will defend and indemnify Lessor and save them harmless from and against any and all claims, actions, damages, liability and expense (including, but not limited to, attorney's fees and disbursements) in connection with the loss of life, personal injury, or damage to property or business arising from, related to, or in connection with the occupancy or use by

Lessee of demised premises or any part of Lessor's property or occasioned wholly or in part by act or omission of Lessee, his contractors, subcontractors, guests, agents, servants, or employees. Lessee shall pay all costs, expenses and reasonable attorney's fees that may be expended or incurred by Lessor in successfully enforcing the covenants and agreements of this Lease. Neither Lessor, their agents, servants, employees or contractors shall be liable for, and Lessee, in consideration of Lessor's execution of this Lease, hereby releases all claims for loss life, personal injury or damage to property or business sustained by lessee or any person claiming through Lessee resulting from any fire, accident, occurrence or condition in or upon the demised premises or any part thereof, including, but not limited to, such claims for loss of life, personal injury or damage to property.

7. Lessee may decorate the premises BUT SHALL NOT use nails or screws or glue, on any walls or ceilings, or put any holes in the walls or ceiling. Lessee will supervise all guests and not permit excessive noise or outside speakers or sound systems. Alcohol shall be permitted, but must be supervised by Lessee or a responsible adult at all times. **ALL TRASH MUST BE TAKEN OUT OF BARRELS AND PLACED IN THE DUMPSTER** before Lessee surrenders the premises to Lessor.
8. Lessee agrees not to conduct any unlawful or illegal activities while leasing the premises. Lessee shall be responsible for acquiring all licenses and permits needed to use the premises for the activities to be carried on by Lessee. Said permits include but are not necessarily limited to, permits for small games of chance and/or special raffle permits, and/or a limited occasion license. Lessee shall hold Lessor harmless and indemnified if Lessee fails to comply with this provision.
9. Lessor may modify this lease at any time. The provisions of this lease shall be binding upon the parties hereto, their personal representatives, successors, heirs and assigns.

IN WITNESS, WHEREOF, the parties have set their hands and seals the day and year first set forth above.

LEBARON POST 237, AMERICAN LEGION

Witness

BY: _____
Lessor Date

Witness

Lessee Date

Witness

Lessee Date