

**LAGRANGE COMMUNITY CENTER
190 SOUTH BROWN STREET
LA GRANGE, TEXAS 78945
(979) 968-5117
A NON-SMOKING FACILITY
RENTAL AGREEMENT**

LESSEE: _____ TELEPHONE () _____
ADDRESS: _____ email: _____
CITY: _____ STATE _____ ZIP _____

TYPE OF FUNCTION _____

This lease agreement is contingent upon **Lessee** reading, understanding and agreeing to all the terms and Conditions of all pages of this lease agreement.

An initial hall rental in the amount of \$ _____ is required at the time of the signing of this agreement in consideration for the reservation of the Knights of Columbus Community Center for the Lessee's specific dates. Cancellation of this contract, up to 90 days of the event in this contract, may results in a return of the rental deposit. This deposit **will not be applied** to the base rental. This agreement and deposit must be returned to lessor within **ten (10) days** initial reservation date of the date or dates **WILL NOT BE RESERVED**.

The initial deposit is \$**1000** and will be held until the termination of the lease term and may be applied by Lessor to any damages or excessive clean up as defined herein. Lessor will provide an itemization of damages and/or charges for excessive clean up and if the deposit exceeds these costs, the balance of the deposit will be refunded to Lessee within ten (10) days, so long as all other payments due under the lease agreement have been paid in full by Lessee. If the costs exceed deposit, Lessee shall pay Lessor for such costs within ten (10) days after receiving itemization thereof.

Five days before the function, the Lessee will pay the total amount due under the lease agreement. Any additional costs agreed upon the day of the function, will be due the day of the function.

Three (3) months, 90 day's notice of cancellation is required for a deposit refund.

Base Rental for Date of Function: _____ \$ _____

Decorating and/or setup dates: _____ \$ _____

Itemized food and drink invoice: _____ \$ _____

Total amount due prior to function: _____ \$ _____

Responsible party: _____ Telephone: _____

I, the undersigned, state that I am the Lessee or that I have full authority to enter this lease agreement on behalf of the Lessee, and I acknowledge that I have read, understand and that I hereby agree to all the terms and conditions on the front and back sides of this lease agreement.

BY: _____

Date: _____

ACCEPTED BY THE La Grange Community Center

BY: _____ **HALL MANAGER**

DATE: _____

TERMS AND CONDITIONS OF LEASE AGREEMENT

1. Lessee shall be entitled to use of the leased premises along with tables and chairs during the lease term specified on the front of this agreement.
2. Lessee must use the leased premises only for the purpose stated, which purpose shall not be for any purpose in violation of the law or any ordinance in effect for the City of La Grange. Lessee agrees to indemnify Lessor and hold Lessor harmless from any liabilities, fines or penalties which might arise due to any violations, by Lessee, its agents or guests of any law or ordinance.
3. Lessee assumes all obligations and liability for the leased premises during the lease term, Lessee shall pay Lessor in full for all damage to property arising from any act by Lessee, its agents or guests.
4. Lessee assumes all risk and liability and shall indemnify and hold Lessor harmless for the death or injury to Any person or loss of property of any person including Lessee, its agents and guests occurring on the leased premises during the lease term.
5. Lessee must surrender the premises along with all the tables and chairs to the Lessor upon termination of the lease terms.
6. Lessee is responsible for removing any and all of Lessee's or its agents or guest property from the hall before expiration of the lease term.
7. This is a **NON-SMOKING FACILITY** and Lessee shall maintain it as such during the lease term
8. Lessee agrees to pay a charge of **\$35.00** per hour for each certified Peace Officer to be available on premises. Events that require Peace Officers and the number of Peace Officers required shall be Determined by the Chief of Police of the City of La Grange and as approved by the Hall Manager. This Charge must be paid at time of hall rental payment.
9. Lessee is responsible for ensuring that any band or other entertainment medium being used shall not Create sound or sounds which exceed 85 decibels in sound level. If such sound is determined by Lessor **(In Lessor's sole discretion)** to exceed such limit, then Lessor will provide Lessee one warning. If after being warned, such entertainment medium does not come into compliance with this requirement or if after being warned, such entertainment medium does not come into compliance with this requirement Or if after coming into compliance thereafter again falls out of compliance, then (Lessor has the explicit right to immediately cancel the even. If cancellations become necessary, Lessee shall require all agents and guests to immediately leave the premises except for the purpose of cleanup and removal of Lessee's, it's agents and guest's property. **ALL RENTAL FEES PAID HEREIN WILL NOT BE REFUNDED EXCEPT AS OTHERWISE SET OUT HEREIN.**
10. Excessive cleanup is defined as the requirement of extended cleanup due to excessive spillage and trash throughout the hall and outside the hall including the parking area.
11. No alcoholic and non-alcoholic beverages available shall be brought in or taken out of the Center by Lessee, its agents or Guests. Any alcoholic and non-alcoholic beverages required for any function shall be purchased through Lessor.
12. Any nonalcoholic brought into hall will have to be approved before event by Hall Manager.