

4A. Multiple date use: Deposit Paid \$ _____ Check ___ Cash ___

Receipt Given _____ Date: _____

1. Type of use: _____
2. Date of Usage: Start _____ Ending _____
3. Day(s) of the week: _____
4. Hours of the day: start _____ end _____
5. Total Rent \$ _____

The tenant will pay rent in the amount of \$ _____ per _____ due on the _____ day of each month, in advance, to the Landlord.

5. Conditions of Usage

Tenant agrees that premises will be used for the foregoing purpose(s) listed in paragraph 2 and for no other purpose. Tenant also agrees NOT to use the premises or any part thereof for any illegal purpose, and to comply with all city, county and WA state codes, statutes and regulations concerning the use of said facilities. Tenant also agrees not to enter or occupy the building, or any portion thereof, on any date other than that or those specified in paragraph 2, nor to enter or occupy the building for any hours other than the hours listed specified in paragraph 2 above.

**No Alcoholic beverages are to be consumed outside of the building.
If there is evidence of consumption outside the building, ie empty cans
In the parking lot or any area outside of building, tenant agrees to forfeit
their entire security/damage deposit. Any cleaning will be an additional charge.**

6. Security/Damage Deposit. Unless this section is crossed out and initialed by the Landlord, a security deposit in the amount of \$550.00 will be paid in advance to the Landlord. These monies will be held by the Landlord and returned to the Tenant, said deposit shall be returned to the Renter within 30 days of the rental. Subject to payment of all rents due, return of the premises in the condition they were rented, ordinary wear and tear accepted, and return of all keys issued. A Garbage/Trash fee of \$50.00 is collected from all single use renters.

7. Utilities. Landlord will pay for utilities, including electric, water and heat, supplied to the premises, as these services are included in the rental fee.

8. Subletting. The tenant agrees neither to sublet the premises nor to assign this agreement, or any part thereof without written consent in advance of the Landlord.

9. **Keys.** If a key has been issued to Tenant, Tenant agrees not to duplicate this key, nor allow the same to happen, and to return the key to the Landlord upon termination of this agreement.

Lease/Rental Agreement Page 2

10. **Maintenance of Premises.** Tenant agrees to repair, in a neat and workmanlike manner, all damage done during the periods of their occupancy of the demised portion of the premises; to use due precautions against the freezing of water or waste pipes, and stoppage of the same in or about the premises. In case of freezing or clogging of water or waste pipes by neglect of Tenant, the Tenant shall be required to repair same at their expense, as well as all damage incurred thereby.

11. **Tenant's Obligations.**

Tenant agrees to:

A. Properly dispose of rubbish, garbage and waste in a clean and sanitary manner at the conclusion of each day of utilization by depositing the same in the garbage cans and dumpster provided.

B. Properly use and operate all electrical, gas, heating and plumbing facilities, fixtures and appliances.

C. Neither negligently nor intentionally destroy, deface, damage, impair or remove any part of the premises, nor the appurtenances, facilities, equipment, furniture, furnishing or appliances, nor permit any member of the lessee's group nor its invitees, licensees or other persons acting under its control to do so.

D. At the conclusion of each period of occupancy, all equipment, supplies and personal belongings, in the alternative, and if storage facility is listed under the portions of the premise rented or leased, to place the same within the storage facility at the end of each day's occupancy. Landlord assumes no responsibility of any kind for any equipment, supplies or personal belongings of Tenant, its agents, servants, employees, invitees, or guests, and shall have no liability for the same under any circumstances.

12. **Insurance.** Tenant shall provide Landlord with a Certificate of Insurance from a reputable liability insurance policy, naming Landlord as an additional insured under a comprehensive general liability policy with minimum liability limits of \$1,000,000.00 per person, and to furnish a copy of same, together with any renewals thereof, to the Landlord. If you need insurance www.theeventhelper.com is a good resource.

13. **Surrender of Premises.** At the conclusion of the period of occupancy specified, Tenant agrees to quit and surrender said premises to the Landlord. This provision shall apply both by expiration of time, or in the event of default in payment of any installment of rent. Tenant further grants to Landlord a lien upon any equipment, supplies, or personal belongings left behind at the conclusion of any period of tenancy for thirty (30) days following written notice of the same to Tenant at the address on this document.

14. **Hold Harmless.** Tenant agrees, on behalf of its members, agents, servants, employees, guests or invitees, to defend and hold harmless the Landlord from any causes, claims demands, or causes of actions or suits, brought by or on behalf of itself, its agents, servants, employees, guests or invitees, whether for property damage, personal injury or

wrongful death, allegedly caused in whole or in part.

Lease/Rental Agreement Page 3

15. Costs and Attorney's Fees. If, by reason of any default or breach of the terms of this lease/rental agreement, or failure to perform of any of the provisions thereof, which results in the retention of counsel by either party, closing party agrees to pay all reasonable costs and attorney's fees incurred in connection thereof. It is further agreed that the venue of any legal action brought under the terms of this agreement will be in the Superior Court of the county in which the premises are located.

IN WITNESS THEREOF, The Landlord, by its Agent, and the Tenant, together with any guarantor required hereunder, set their hands on the dates indicated..

Landlord: (Southgate Masonic Hall Association, Inc.)

Name: _____

By: _____
(print name, then signature of Agent)

Dated: _____

Tenant:

Name of Organization/Individual

By: _____

Print Name: _____

Dated: _____