

RENTAL AGREEMENT
FOR
SOROSIS CLUB OF ORANGE CITY

Agreement made between:

Name: _____ Phone: _____

Address: _____

City: _____ State: _____ Zip: _____

Hereinafter called "**RENTER**"

And the **SOROSIS CLUB OF ORANGE CITY, INC.**, a Florida Corporation not-for-profit, with its principal office located at 222 E. University Ave., Orange City, Florida 32763. Mailing address, P.O. Box 740885, Orange City, FL 32774-0885

Hereinafter called "**LANDLORD**".

1. **RENTER** shall have the use and enjoyment of the **HALL** for the following date (s):

DATE (S) _____

DATE (S) _____

Type of Function: _____

2. **RATES:** Monday – Thursday: \$250.00
Friday – Sunday: \$500.00
Holidays: TBD

3. Hours: Rental begins at 6:00 a.m. and ends at 12 midnight.

4. Rent is payable in advance together with a Security Deposit of \$250.00

5. **PAYMENT OF THE SECURITY DEPOSIT SHALL BE REQUIRED TO RESERVE THE HALL FOR THE DESIRED DATE(s). ONE MONTH (30 Days)** advanced notice shall be required in order to receive a refund of deposit upon cancellation. **LANDLORD** may retain the security deposit as a cancellation charge or as liquidated damages if **RENTER** fails to use the **HALL** as agreed.

6. **RENTER** will not use or permit the **HALL**, the surrounding grounds, or any part thereof for any illegal, immoral or improper purposes; shall not make or permit any public disturbance, noise or annoyance whatsoever detrimental to the comfort and peace of the inhabitants of the surrounding community. **NO** events shall last later than 2 a.m.

7. **RENTER** and **RENTER'S GUESTS SHALL OBSERVE THE FOLLOWING RULES** in connection with the use of the **HALL**:

- A. No cars shall be parked on the front lawn.
- B. No structural alterations to the **HALL** shall be permitted under any circumstance. Hanging decoration should be hooked **ONLY** to the frame assemblies and **NOT** to the ceiling panels.
- C. Following **RENTER'S** use of the **HALL**, **RENTER** shall vacuum all carpets, mop kitchen floor as well as dance floor. Clean and Mop floors in both Bathrooms and wash Tables down .
- D. If the Table and Chair Caddies were moved to another location, please return them to the appropriate area located in the front of the building.
- E. Wipe down Kitchen Counter Tops after use and at **NO** time during your event shall items be placed on the Counter than will scratch or damage. (i.e. chairs).
- F. Pick up all bottles and cups as well as other debris on the grounds left by your quests. Bag and tie all trash and place in trash bins located outside in side yard by sheds. Please try to get as much garbage in cans as possible and close the lids. Place new bags in all trashcans located in kitchen and bathrooms. All lights **MUST** be turned off and the air conditioner thermostats turned up (follow directions on notes provided by thermostats). **NO BEER KEGS** are to be placed on Carpet, they must be kept in kitchen as they will leave a stain on carpet, which will in turn affect your **FULL** refund of Security Deposit. Spot cleaning of carpet will result in a \$50 charge taken from your security deposit. **ALL** outside doors are to be locked and key left on the kitchen counter unless arrangements were made with the house chairman.

8. **RENTER** may desire to have **LANDLORD** perform the cleaning tasks described in sub paragraph 7 (C) for a separate fee. If **RENTER** fails to perform such tasks immediately following **RENTER'S** use of the **HALL**, then **LANDLORD** as payment for cleaning services shall retain a minimum of \$100.00 of the **SECURITY DEPOSIT**. As a precondition for receiving a full refund of Security Deposit, **RENTER** must notify **LANDLORD** of **RENTER'S** intent to perform the cleaning tasks at least three (3) days before the rental date.
9. **RENTER** shall:
- A. Without demand, return the **HALL** and grounds in clean, undamaged and sanitary rentable condition at the end of this agreement.
 - B. Be responsible for and **PAY** the cost of **ALL DAMAGES** to the **HALL**, the Carpet, the Refrigerator, Icemaker, Stove, Air Conditioner, or any other equipment or fixtures in the **HALL**. Any Stoppage caused to the plumbing by any of their Guests during the **RENTAL PERIOD**. Any Injury suffered by their Guest during the use of the **HALL**, **RENTER** shall **NOT** be responsible for any damages to the **HALL** caused by an act of **GOD** or for ordinary wear and tear.
 - C. Upon **RENTER'S** vacating the **HALL**, **LANDLORD** shall promptly inspect it and report to **RENTER** in writing any damages incurred and **LANDLORD'S** intent to make claim to the Security Deposit as well as any additional charges for damages. **LANDLORD** shall make said report within seventy-two (72) hours of **RENTER'S** vacating the **HALL**.
9. **LANDLORD** shall provide the **HALL** in a clean sanitary condition, with appliances and equipment in working condition. **LANDLORD** shall not be responsible for interruption of equipment or any services or utilities due to circumstances beyond **LANDLORD'S** reasonable control, or for loss of **RENTER'S** Personal Property in the **HALL**, or for any injury to **RENTER**, or **RENTER'S** guest or any other persons on or about the **HALL** or the Grounds.

This Agreement shall be governed by and construed in accordance with the State of Florida. If any Part of this Agreement shall be held invalid or unenforceable the remaining portions shall continue in Full force and effect.

Venue for any dispute arising out of or in connection with this Agreement shall lie in Volusia County, Florida, and the prevailing party shall be entitled to recover its reasonable attorney fees, court cost, cost of collection and enforcement of judgment upon reward.

RENTER HEREBY AGREES THAT RENTER SHALL SAVE AND HOLD LANDLORD AND LANDLORD'S OFFICERS AND MEMEBERS HARMLESS FROM AND INDEMNIFY THEM AGAINST ANY ALND ALL CLAIMS ARISING FROM OR IN CONNECTION WITH RENTER'S USE OF THE HALL, PURSUANT TOTHIS AGREEMENT.

RENTER must not sublet the **HALL** or any part thereof. This Agreement is the only Agreement between The parties and supersedes all other Agreements, whether oral or in writing. Any modification to this Agreement must be in writing and signed by both parties.

RENTER'S OBLIGATIONS PURSUANT TO THIS AGREEMENT ARE PERSONALLY GUARANTEED BY THE UNDERSIGNED.

Accepted and agreed to as of the dates set forth below:

RENTER _____ **DATE:** _____

RENTER _____ **DATE:** _____

LANDLORD: _____ **DATE:** _____