

OREGON TOWNSHIP HALL LEASE AGREEMENT

LEASE AGREEMENT, made this _____ day of _____, 20_____, by and between the Township of Oregon, a municipal corporation, hereinafter referred to as “Township” and _____ hereinafter referred to as “Applicant”.

WITNESSETH:

In consideration of the covenants and conditions contained herein, it is hereby agreed, by and between the parties hereto, as follows:

1. The Township hereby leases to the Applicant the following described premises owned by the Township, for the following date and period of time:

- A. Where: Oregon Township multi-purpose room
- B. Applicants contact information:
Name _____
Address _____
Phone _____
Driver’s License No. _____

C. Date of Rental: The _____ day of _____ 20_____

D. Time of Rental: _____ (a.m.) (p.m.) TO _____ (a.m.) (p.m.)

2. Said premises will be used for a _____ (type of event) and for no other purpose without written consent of the Township.

3. At the time of reservation, Applicant shall submit payment in the amount of:

_____ **Resident:** Three Hundred and Fifty (\$350.00) Dollars, representing the \$250.00 fee to cover maintenance, utility expenses, etc., and a \$100.00 refundable security deposit, which will be refunded once multi-purpose room passes post-event inspection. **Deposit will be forfeited if carpet is stained.**

_____ **Non-Resident:** Four Hundred and Fifty (\$450.00) Dollars, representing the \$350.00 fee to cover maintenance, utility expenses, etc., and a \$100.00 refundable security deposit, which will be refunded once multi-purpose room passes post-event inspection. **Deposit will be forfeited if carpet is stained.**

***If it is determined there is any damage to the Township Hall during the Lease period, Applicant will relinquish full security deposit. Liability to damage or maintenance is not limited to the security deposit amount. Please allow up to thirty (30) days for security deposit money to be refunded. _____ initial**

4. The Township’s maintenance department will be responsible for the opening, closing and pre/post event inspections.

5. The Applicant must be 21 years of age or older. Said Applicant shall not assign, transfer or sublet this Lease, or any part thereof, without the written consent of the Township.

6. The Applicant shall be liable and responsible for all clean up, all trash removal and returning the premises and multi-purpose room to the condition equal to, or better, than prior to the commencement of event.

7. Conditions of Lease:

- To accept the premises in its present condition and return it in like condition
- Must be 21 years of age
- Must obtain a homeowner’s liability insurance rider covering **Oregon Township 2525 Marathon Rd. Lapeer, MI 48446** with a minimum liability amount of \$250,000. Copy of Rider **MUST** be included with signed Lease agreement.
- Rental includes the hall, kitchen facility, restrooms and pavilion.
- **No** alcoholic beverages shall be served during the Applicant’s use of the premises.
- **No** smoking or vaping of any kind, inside any part of the Township Hall
- **No** marijuana products of any kind on Township property

- **NO PETS ALLOWED** within the Township Building (service animals allowed)
- **No** candles
- **No** red pop, red punch or any red liquids. Drip pans must be used under any beverage dispenser.
- **No** tape allowed on ceiling or walls. Please use push pins or thumb tacks only on bulletin board. Only easily removable command strips or painters tape allowed on walls.
- Once opened, the Hall shall **NOT** be left unattended for any reason
- To reimburse Oregon Township for any damages to said premises, building and/or equipment
- The Applicant agrees to indemnify Oregon Township, its members and or agents, against all liability to persons/property on the premises.
- No personal property shall be on the premises other than during the rental period
- Not to remove any Township furniture or equipment from the building
- Children **MUST** be supervised at all times
- Absolutely **NO** confetti or glitter shall be used for any reason, or Applicant's deposit will be forfeited
- Events must end 10:00 p.m. unless previously approved.
- Clean the premises and place all trash in the trash cans located outside in pavilion
- To return all Township property to designated storage spaces
- 30 day cancellation required

_____ initial all

8. The Applicant agrees to conduct all activities upon the premises so as not to endanger any person lawfully on the premises and to indemnify and save harmless the Township against any and all claims for injury to person or property (including claims of employees of the Township or any contractor, subcontractor or invitee) arising out of the activities contracted by the Applicant, their agents, guests or invitees.
9. Applicant agrees to pay any and all fees and/or taxes if obtaining a permit and/or license required by any government authority, including amusement tax, incidental to the use of the leased premises under this Lease.
10. Applicant shall comply with all laws of the United States, the State of Michigan, County of Lapeer and will adhere to and not violate any and all ordinances, rules and regulations of Oregon Township, with any such violation thereof being a breach of this Lease.

***72 hours prior to the Lease date, Applicant shall contact Maintenance **Mary Ann Gerwolds**, at **810-845-6690** (or other Township representative if necessary) at () _____ to schedule the opening and closing times for the Lease. If it is the desire of Applicant to gain access at a time prior to the Lease date, for decorating purposes, etc., entry can be provided for an additional \$50.00, over and above the referenced rental/deposit fees.

_____ Date: _____
Applicant's signature

Township of Oregon Date: _____

_____ **Resident:** Three Hundred (\$350.00) Lease fee and (\$100.00) Security Deposit
Receipt Date: _____ Check No. _____ Cash No. _____

_____ **Non-Resident:** Three Hundred (\$450.00) Lease fee and (\$100.00) Security Deposit
Receipt Date: _____ Check No. _____ Cash No. _____

_____ **Homeowner's Insurance Liability Rider of \$250,000 attached**