

JOHNSTON LIONS CLUB
PO Box 52
Johnston, IA 50131
515-270-6171
RENTAL AGREEMENT

This agreement made on this _____ day of _____, 20_____, between Johnston Lions Club (hereinafter referred to as Lions), and the following Tenant, to wit:

Name of Tenant Company or Family: _____

Name of Authorized Representative as contact person for Tenant: _____

Address: _____ City: _____ Zip: _____

Phone: Home _____ Work _____ Cell phone _____

E-mail address: _____

Conditions of the rental agreement are as follows:

- 1. Tenant agrees to rent the Johnston Lions Club building, located at 64th Place and Merle Hay Road, Johnston, Iowa for the following occasion:

_____ Wedding Reception _____ Meeting for Business, School, Organization or Church

_____ Party (e.g. Birthday, Anniversary or Baptism) _____ Other

Date(s) and times of rental period _____

- 2. Tenant agrees to pay the following Rental Fee and Damage Deposit to the Lions at the times specified below to rent the designated facilities for the above dates and times.

\$ _____ Rental Fee

\$ _____ Damage Deposit, refundable consistent with the Damage Deposit Policy below

\$ _____ Total Charge including Damage Deposit

\$ _____ First Rental payment, half of the Rental Fee, due with signed contract to secure date (See Cancellation Policy below)

\$ _____ Final Rental Payment and Damage Deposit must be received by the Lions Club at least three weeks prior to the event.

- 3. Wine, beer, and /or champagne may be served on the premises. **NO HARD LIQUOR OR CONTROLLED SUBSTANCES ARE ALLOWED ON THE LIONS CLUB PREMISES.**

Yes _____ No _____ Wine, beer, and/or champagne will be served at the event on the date listed above.

If "Yes", a Police Officer in uniform must be employed at the Tenant's expense for the duration of time alcohol will be dispensed. The Building Manager will provide directions on making these arrangements. By signing this agreement, Tenant agrees to have a uniformed police officer on duty during the hours alcoholic beverages are dispensed at this event. Further, it is hereby agreed the Johnston Lions Club is held harmless from any and all liabilities that may occur because of the consumption of any alcoholic beverages provided at this event.

4. Damage Deposit Policy: The Damage Deposit may be used by the Lions for repair of any damages sustained during the Tenant's rental period, or to return the building and premises to the pre-rental condition (see sections 5 and 6 below). Tenant shall also be responsible to pay the Lions for any damages in which the cost of repair is more than the deposit. The amount withheld shall be solely determined by the Lions based upon the reasonable cost of repair rendered by the Lions or by independent repair and service providers. Otherwise, the Damage Deposit will be refunded in full after an inspection of the club property has been made by the Building Manager or other designated Lions member or agent, and it is determined that no extraordinary costs have been incurred and all rental payments have been made.
5. No nails, pins, tacks or tape (of any kind) or other fasteners or fixtures that may cause a mark on the paint or wood can be placed or driven into the building walls, ceilings, floors, or any other surfaces. Tenants agree to use only the "S" hooks provided to hang decorations.
6. Before leaving the building, table cleaning, trash pickup, vacuuming, and mopping must be done as needed to return the building and premises to the condition found prior to the rental. Trash must be placed within the dumpster outside (trash beyond the limits of the dumpster are subject to additional charges). Furnishings must be returned to their pre-rental locations according to the table floor plan found in the storage closet.
7. Smoking is not permitted inside any room of the building. Smokers outside are to use the designated cigarette butt receptacles.
8. All events must terminate and the premises must be vacated by 12 midnight of the last day of rental.
9. Arrangements must be made with the Building Manager for a mutually convenient time and place to return the building key.
10. The undersigned is renting the building on behalf of the above named organization, family, or individuals and understands that they, its members and the undersigned shall be responsible for conducting themselves in an orderly manner at all times while on the premises and all shall be financially responsible for damages that may occur during the rental period.
11. Cancellation Policy: Tenant understands the Lions Club building is often reserved for several months in advance and that cancellations are costly to the Lions. The First Rental Payment shall not be refunded to the Tenant unless the dates are subsequently rented to others, or upon application made by the Tenant to the Lions Board of Directors, if it is determined there was a natural disaster, inclement weather or other severe emergency that would warrant refund of the fee. Any refund will be at the sole discretion of the Lions Board of Directors.
12. The Johnston Lions Club reserves the right to change any of the Conditions/Rules outlined above with 30 days written notice to the Tenant's address prior to the rental date. Further, the Lions reserve the right to terminate any Rental agreement/event immediately with evidence of any destruction of Lions' property or neighboring property, violation of other terms of this agreement, or for the disturbance of the peace in the area.

Tenant Authorized Representative

Date

Building Manager