

EL DORADO COMMUNITY HALL
A Non Profit Corporation – Tax ID # 94-2618454
PO Box 681, El Dorado, CA 95623
(530) 622-9840

COMMUNITY HALL
SHORT TERM LEASE AGREEMENT

On the date stated below, the El Dorado Community Hall Inc., hereinafter referred to as Owner, and _____ here in after referred to as Tenant, enter this Agreement for the lease of the El Dorado Community Hall, hereinafter referred to as the Hall, located in the township of El Dorado, California, and more particularly described as

Tenant occupancy of the hall shall commence at _____ on _____ and shall end at _____ on _____.

Rent shall be \$400.00 per day for the Hall
Security deposit shall be \$400.00.

SECURITY DEPOSIT

This security deposit is refundable upon satisfactory check out of the facility. A minimum security deposit of \$400.00 is to be paid upon execution of this lease, the rent and any other **remaining deposits balances shall be paid no less than fourteen (14) days prior to the** occupancy date. Security deposit checks will not be held but will be cashed and must clear prior to tenant's occupancy. If tenant does not pay rent by its due date this agreement is automatically cancelled and the minimum security deposit is forfeited. If tenant cancels this lease less than **seven (7) days prior** to the date and time of occupancy the entire rent is forfeited.

DAMAGE TO HALL AND/OR ITS CONTENTS

Tenant acknowledges that the Hall is leased together with its contents. Tenant accepts the Hall and its contents in good condition and Tenant agrees to return the Hall and contents in as good a condition as when received. Tenant will be responsible for all the damage to the Hall and its contents occurring during Tenant's occupancy. **NO TACKS, STAPLES, NAILS OR GLUE to be attached to the floor, walls or ceiling.**

ALCOHOLIC BEVERAGES

Tenant agrees that during Tenant's occupancy Tenant shall be solely responsible for the control of alcoholic beverage consumption at the hall, and that the Tenant alone shall be responsible for any violation of the alcoholic beverage laws during the Tenant's occupancy. Alcoholic beverages may be served to consumed between the hours of 8:00 am and 12:00 am only. Serving or consuming alcoholic beverages outside these hours or any alcohol related incident requiring law enforcement assistance constitutes a violation of this contract and is grounds for forfeiture of the entire deposit

INDEMNIFICATION

Insurance

Tenant shall obtain a policy of general liability insurance in a sum of not less than \$500,000.00 per claim. The certificate of insurance must include the Owner as an additional insured and shall not be cancelled until the date following the event, without prior notification to the Owner. The tenant's policy will be primary.

Indemnity

a. To the fullest extent allowed by law, the Tenant shall defend, indemnify, and hold harmless, its officers, agents, and employees, harmless against and from any and all claims, suits, losses, damages and liability for damages of every name, kind and description, including reasonable attorney's fees and costs incurred, brought for, or on account of, injuries to or death of any person, including but not limited to tenant, tenant's guests, Owner's employees, and the public, or damage to property, or any economic or consequential losses, which are claimed to or in any way arise out or are connected with this Lease by Tenant, its agents or employees including Tenant's services, operations, or performance hereunder, regardless of the existence or degree of fault or negligence on the part of the Owner, Tenant, Tenant's guests and employee(s) or any of these, except for the gross negligence or willful misconduct of Owner, its officers and employees, and except as expressly proscribed by status. Tenant agrees that he/she has inspected the premises and the location of the Tenant's facilities at Owner's premises and is aware and in addition to indemnifying Owner as set forth above, he/she assumes any and all risks on behalf of his/her guests, employees or agents associated with accessing Owner's premises and Tenant's facilities. This duty of Tenant to indemnify and save the Owner harmless includes the duties to defend set forth in California Civil Code Section 2779.

b. The indemnification provisions of this section shall survive the expiration or termination of the Lease to and until the last date permitted by law for the bringing of any claim or action with respect to which indemnification may be claimed hereunder.

Tenant Signature _____ Date _____

CLEANING CHECKLIST

Main Hall

- All decorations removed from walls, hooks, ceiling, doors, floors and windows
- Tables cleaned, wiped down and returned to storage area
- Chairs wiped down and place in storage area
- Floors dust mopped
- Floors wet mopped with hot water only
- Trash placed in dumpster
- Turn off all lights INCLUDING the bathrooms
- Turn off heaters/air conditioners
- Close and lock all doors

Kitchen

- Clean all counters
- Turn off gas stove and hood fan, but DO NOT blow out pilot lights on stove top
- Clean stove top and ovens
- No food is to be left in the refrigerator or the kitchen
- Trash placed in dumpster
- Sweep and wet mop the floor

Bathrooms

- Clean all toilets and urinals
- Wipe down counter tops, stall walls and mirrors
- Place trash in dumpster
- Sweep and wet mop floor
- Turn off lights

Parking Lot

- Parking lot should be policed and any trash related to your event cleaned up

CLEANING DEPOSIT CHARGES

Floor not cleaned -- \$200.00
Kitchen & Bathrooms -- \$100.00
Trash on Grounds -- \$100.00
Stove, Oven or Griddle -- \$100.00
Refrigerator --\$100.00
Glitter and/or Confetti -- \$200.00
Doors Not Locked -- \$100.00
Ice Maker Contaminated -- \$400.00
Heater/ AC left on -- \$200.00

ALL ITEMS ON THIS LIST MUST BE COMPLETED IN ORDER FOR SECURITY DEPOSIT TO BE REFUNDED. If the Hall is not left clean, your deposit will be kept in order to cover the cost of cleaning. If the deposit is insufficient to cover the cost of cleaning the responsible party will be billed for any additional charges.

Tenant Signature _____ Date _____

Executed on _____ at El Dorado, California

Tenant: _____ Owner: _____
(Signature of tenant) (Signature of hall manager)

(Printed name)

Received Security Deposit \$400.00 Check # _____ Date: _____

Received Rental Deposit \$400.00 Check # _____ Date: _____

MAKE CHECKS PAYABLE TO
EL DORADO COMMUNITY HALL, INC.
P.O. Box 681, El Dorado, CA 95623

Amount to Refund: _____ Return Deposit to:
Name: _____
Address: _____

Date Rented: _____ Phone # _____