

Facility Event Space Rental Agreement

This contract for the rental of a venue is made this day, _____, by and between _____, hereafter referred to as the Owner, and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at **974 Magothy Ave., Arnold, MD 21012** and known as the **Rental Property**, and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay to the Owner the sum of \$_____ no later than _____. Of this amount, \$_____ is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. The remainder, \$_____, is for damages/security deposit which will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates.
2. The Renter shall have access to and use of the venue from _____ o'clock on _____, to _____ o'clock on _____, for the purpose of hosting the Renter's _____ event. Owner shall provide to Renter all keys, access control codes, and other items necessary to give Renter such access no later than _____.
3. The Owner will ensure that the facility is clean, that building systems are functioning, and that the lessee has exclusive use of the building for the time specified.
4. The Renter affirms that the use of the facility is the private, non-commercial event, that attendance by invitation only, and that no admission fee is charged.
5. The Renter shall never leave the unlocked building unattended during the duration of the rental period specified in (2).
6. The Renter shall not use **any** gas, propane, or any other flame powered appliances indoors including the stove present in the facility.
7. The Owner will not provide any cups, plates, utensils, food or beverages. Any such items discovered within the building are not for use by the Renter.
8. The Renter shall not attach any objects to the walls with tape, staples, thumbtacks or any other device that causes damage to the paint or walls.

9. The Renter make every effort to keep noise confined to the structure itself, and not play loud music or engage in other noise-producing activities outside the facility.

10. The Renter will not disturb neighboring residents.

11. The Renter shall return all tables and chairs to the location in which they were found.

12. The Renter shall clean the facility, including sweeping, and mopping the floors, so that it is returned to the same condition in which was found. A checklist of considerations will be provided.

13. The Renter acknowledges that no phone is available at the clubhouse and shall provide a cell phone or other reasonable means of communication for safety during the use of the facility.

14. The full rental fee for the use of the venue described in (2) above shall be \$_____. The balance of the rental fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner prior to the beginning of the rental period described in (2) above.

15. Within _____ of the rental period's expiration, Renter shall tender to Owner all keys and other access control devices in his/her possession.

16. Upon Renter's completion of his/her obligations under (11), (12), (14) and (15) above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary for cleaning or to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.

17. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

18. Neither Owner, its officers, directors, members, or Agents will be responsible or liable for injury to any person or persons, lost or damaged property owned by SAIA, and its surroundings, the property of the Renter or the property of any guest or invitee of the Renter or any person or persons while on the Rental Property or while in transit to or from the Rental Property. Lessee indemnifies and agrees to hold harmless Owner and its agents, members, officers and directors against any and all liability whatsoever arising from any or all damages to property, real or person, or personal injury caused by the lessee or its agents, representatives, employees, invitees, guests or any other person or animals. Lessee assumes complete responsibility and liability for all loss, damage or damage or destruction of the rental Property and their guests.

19. Any disputes arising under this contract shall be adjudicated in Anne Arundel County.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter's Signature, date	Owner's Signature, date
Printed Name	Printed Name
Address	Address
City, State, Zip Code	City, State, Zip Code