

HALL RENTAL AGREEMENT
TOWNSHIP OF HILL

This rental agreement is between Hill Township, a Municipal Corporation, located at 4985 Townhall Rd., Hale, MI 48761, (do not send payment to this address) hereinafter referred to as "Lessor" and:

Name: _____ Phone: _____

Address: _____

Hereinafter referred to as ("Lessee") Whereas the Lessor owns and operates Hill Township Hall and is willing to offer said hall for rental to the public, and Lessee is desirous of renting said hall for the purpose of:

Event: _____

Date: _____

1) RENTAL FEE: The Lessee agrees to pay the total sum of \$ _____ as rent for said premises.

In addition to the rental fee, a \$200 SECURITY DEPOSIT is required by all Lessees. This deposit shall be refunded within 2-3 weeks after the rental date when it is established that no damage or loss has occurred to either the premises or its contents and no excessive or abnormal cleaning was required. Any questions, please call Ellen Scott 989 473-2035 or the rental agent.

MAKE ALL CHECKS PAYABLE TO AND MAIL TO:

HILL TOWNSHIP

C/o Ellen Scott

3412 Sage Lake Rd

LUPTON MI 48635

2) RENTAL TERM: The rental period shall commence at _____ am/pm on the day of _____ and shall conclude no later than 1:30 AM on the day of _____.

3) RESERVATION TERMS: Your security deposit is due within 45 days of the date of your event and the balance is due 30 days prior to your event. If the balance and/or fee are not received within the allotted time the Hill Township board reserves the right to keep your security deposit and you automatically forfeit your reservation rights and said property is opened for rental date usage. Reservations for the following year may be made on or after the first business day in January of the new year.

4) MINIMUM AGE: You must be eighteen (18) years of age to rent property from the Township and provide proper identification. (i.e.; valid drivers license).

5) CANCELLATION POLICY: The Lessee may terminate this lease fourteen (14) days prior to the rental term and receive a full refund. If cancellation occurs beyond this period WITH notification to the Lessor, a fee of \$ _____ (30 %) will be withheld from the reservation deposit. Any remaining monies paid by Lessee on this contract will be refunded. This fee will be waived if the aforementioned reserved date is filled by another Lessee. WITHOUT notification to the Township Lessor, any/all monies paid by Lessee shall be forfeited (Unless otherwise agreed upon by the Hill Township Board).

6) CLEAN UP: The lessee is solely responsible for clean up of said property including food, decorations, refuse and debris must be removed from the building at the conclusion of the rental term. All trash must be bagged and deposited in proper receptacles. If said property is not cleaned the Lessee will be billed time and materials and the amount will be deducted from the lessee's security deposit. **DO NOT PUT TABLES AND CHAIRS AWAY, WASH OFF ONLY!!!!!! DO NOT DRAG TABLES OR CHAIRS ACROSS THE FLOOR!!!!**

- 7) SMOKING: Smoking is strictly prohibited inside property owned by Hill Township,
- 8) BUILDING CAPACITY: The number of persons attending any function shall not exceed the capacity of the building as mandated by the State of Michigan Fire Marshall.
- 9) SECURITY WITH ALCOHOL:
- A) Lessee, nor their agents, employees, or volunteers, shall NOT serve alcoholic beverages to any person under the age of twenty-one (21) nor will they allow them to consume alcoholic beverages on the leased premises.
 - B) Alcoholic beverages shall be served by the Lessee starting _____ am/pm and shall be served no later than 12:30 AM on the ____ day of _____, _____.
 - C) No alcoholic beverages shall be sold by the Lessee.
 - D) Bartenders or any person serving alcoholic beverages on leased premises must be twenty one (21) years of age or older.
 - E) Lessee, nor their agents, employees, or volunteers, shall not serve alcoholic beverages to any intoxicated person.
 - F) No alcohol allowed on holiday rentals until after 12:00 pm.
- 10) LEGAL: Lessee shall comply with all the laws of the United States of America and the State of Michigan, and with all ordinance of Hill Township in its use, and will not permit anything to be done on said property in violation thereof. If you violate any of the terms or conditions of this Agreement, the Hill Township board of directors shall have the right to immediately cancel this Agreement without notice or refund, and the Hill Township board of directors may pursue all of the rights and remedies at law or inequity including, without limitation, the right to recover court costs and attorney fees. Lessee hereby agrees to indemnify and hold Lessor harmless for and against any and all claims, including and claimed litigation expenses, court costs, or attorney fees arising out of Lessee's said use of property and to indemnify and hold harmless from and against any judgement based on any such claims.
- a) No FIREWORKS allowed on premises.
 - b) Fire exits must remain clear of tables, chairs, debris or other material that interferes with access to said exits.
 - c) Decorations- NO BURNING CANDLES! No decorations shall be attached to any portion of rental premises by tacks, nails, staples or fasteners that leave holes or damage the premises.
 - d) Noise or Activities - Lessee shall not permit any form of entertainment, activities or noise levels that will be a nuisance to neighborhood surrounding the hall.
- 11) INSURANCE: Private Function: Lessee hereby acknowledges notice that Lessor is not providing Lessee for "Host Liquor Liability coverage." If the Lessee furnishes alcoholic beverages at a function, Hill Township strongly recommends the Lessee acquire host liquor liability coverage. Event with no alcohol: Lessee hereby acknowledges that no alcoholic beverage will be furnished by Lessee or consumed at Lessee's event. Lessee hereby agrees to indemnify and hold Lessor harmless from and against any and all claims, including any claimed litigation expenses, court cost, or attorney fees, arising out of Lessee's said use of described property and to indemnify and hold said Lessor harmless from and against any judgement based upon any such claims.
- 12) INSPECTION: Any Hill Township official or officer, law enforcement officer or the rental agent may enter the hall during the term of lease without permission and/or approval of the Lessee.
- 13) FOOD AND NON-ALCOHOLIC BEVERAGES: No food may be prepared at the hall. The Lessor will not furnish any service ware, cups, glasses, eating utensils, table cloths or similar items for Lessee's use. Hill township or their employees are not responsible for food and drinks, which are delivered ahead of scheduled activity or left after the activity.
- 14) CLOSING TIME: Lessee shall not permit music or entertainment to continue past 1:00 AM. All people, including Lessee, must vacate the leased premises by 1:30 AM. COMPLIANCE OF RULES AND REGULATIONS: The Lessee shall follow and strictly enforce all rules, regulations, conditions and terms of this lease.

- 15) KEY TO PREMISES: The key to hall shall be obtained from the rental agent or Hill Township Officer prior to the commencement of the rental period. The key must be returned to the Township Officer or can be dropped in the drop box by the office door before vacating the premises at closing time.
- 16) PERSONAL PROPERTY: Lessor assumes no responsibility whatsoever for any property placed in or on said described property by Lessee and/or Lessee's guest and Lessor is hereby expressly released and discharged by Lessee from any and all liability for such loss. All personal property must be removed from described property at the conclusion of the event.
- 17) COMPLIANCE OF RULES AND REGULATIONS: The Lessee shall follow and strictly enforce all rules, regulations, conditions and terms of this lease.
- 18) DAMAGES: The Lessee will be responsible for the cost of damages to Hill Township Hall, its contents, and properties.

In Witness whereby, Hill Township, a Municipal Corporation, by its duly appointed officers or agent as Lessor and the Lessee named above have caused this agreement to be signed the date and year first above written.

LESSEE: I agree to the above terms and conditions. I recognize and am fully aware that if I determine not to purchase separate "host liquor liability" or "liquor liability" insurance for this event, I may be held solely and personally liable for damages or injuries that may result if alcoholic beverages are furnished at this event.

I DO NOT INTEND TO SERVE ALCOHOL AT THIS EVENT

Signed: _____ Date: _____

I INTEND TO SERVE ALCOHOL AT THIS EVENT

Signed: _____ Date: _____

Rental Agent:

Signed _____ Date _____

RENTAL AGENT:

The rental agent for the TOWNSHIP OF HILL is: Ellen Scott 3412 Sage Lake Rd.,
Lupton, 48635 (989) 473.2035 OR an alternate agent if rental agent is unavailable

(Name, address and phone # of alternate agent)

TOWNSHIP LESSOR

DATE

LESSEE'S SIGNATURE

ADDRESS

CITY/STATE

ZIPCODE

TELEPHONE

DATED

LESSEE WLL WLLNOT (circle one please)

Be serving or permitting alcohol beverages to be consumed on the leased premises during the lease term.

LESSEE'S SIGNATURE

DATED

Return all 5 (five) pages of the rental with your rental deposit of check or money order payable to

HILL TOWNSHIP to the rental agent OR

MAIL TO: Ellen Scott 3412 sage Lake Rd., Lupton, MI 48635

A Copy of your contact will be sent to you with your receipt.

Thank you

Hill Township Hall Rental Rates

Number of People	With alcohol	Without alcohol
100 or less	\$200.00	\$150.00

50 or less	\$125.00	\$75.00
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Prices include 1 guard for 100 or less with alcohol

ALL RENTALS EXCEPT FUNERALS PAY
SECURITY DEPOSIT