

Historic Town Hall Rental Agreement

The Town of Deerfield, *LESSOR*, hereby agrees to lease to, _____
LESSEE, of _____, Telephone _____, the use of the Historic Town Hall under the following terms and conditions:

1. **Date & Time:** This rental shall take place on _____, 20____,
from ____ am / pm to ____ am /pm. The *LESSEE* shall be responsible for assuring that all guests and/or members of the public shall quit the premises by the end of the time period stated above.

In the event that the *LESSEE*, guests and/or members of the public have not quit the premises by the end of the said time period the *LESSEE* hereby grants to the *LESSOR* or its agents, security personnel and members of the Deerfield Police Department, the right to take reasonable action to clear the premises.

2. **Rental Fee & Deposit:** The rental fee shall be \$_____ payable to
The Town of Deerfield. A deposit in the amount of \$ _____ shall be required to secure the rental date. This deposit shall not be refundable, but shall be credited toward the rental fee. A key deposit in the amount of \$ _____ shall be required payable at the same time of the rental fee. The key deposit shall be returned on the condition that all Historic Town Hall keys are returned within ____ day(s) of the rental date. In the event the said keys are not returned within ____ day(s), the key deposit shall be forfeited.

3. **Responsibility for Cleaning and Property Damage:** The *LESSEE* shall be responsible for cleaning the premises inside and outdoors and returning the premises to the same condition as maintained prior to the use by the *LESSEE*. The *LESSEE* (check one):

() A. Shall perform the necessary cleaning chores and pay a deposit of
\$ _____ to secure the responsible performance of cleaning and for damage
to the premises.

() B. Shall have the *LESSOR* arrange for cleaning services. The *LESSEE* agrees
to pay a cleaning fee of \$ _____ per hour labor and to pay a deposit in the
amount of \$ _____ to secure clean-up costs, and for damage to the premises.

4. Number of Persons in Attendance and Security Personnel:

A. The *LESSEE* shall be required to pay for the services of security personnel engaged by the *LESSOR* during the time of the rental. In addition to the amount quoted for the security personnel fees, the *LESSEE* shall be responsible for overtime pay charged by the security personnel after midnight, if reasonable prudence dictates the need for the security services after midnight. The amount due for the services of security personnel is \$_____.

B. The number of persons allowed on the premises shall not exceed 385. The *LESSEE* shall be responsible for assuring that the number of persons in attendance does not exceed the legal occupancy limits set by the Fire Department Safety Regulations and shall be enforced by the Police Department.

5. Responsibility For Damages: The *LESSOR* shall not be responsible for damages to the property or person of the *LESSEE(S)*, or the guests of the *LESSEE*, for whatever reason arising out of the use or misuse of the leased premises. The *LESSEE* shall hold harmless and indemnify the *LESSOR* against any cost, liability or expense arising out of the claims of any person or persons whatsoever by reason of the use or misuse of the premises, except for claims arising out of acts or omissions of the *LESSOR* or its agents.

6. No Consumption of Alcoholic Beverages: The *LESSEE* agrees that no alcoholic beverages will be served or consumed during the rental period by guests, members of the public or anyone in attendance during the rental period.

A. The *LESSEE* recognizes and acknowledges that the premises are Town properties and that the *LESSOR* has the right and obligation to insist that the premises are used in a manner consistent with decorum, courtesy and high moral standards.

B. The *LESSEE* agrees that the undersigned individuals representing the *LESSEE*, will act as monitors to assure that the function is held in conformity with the terms of this agreement and with state and local laws and regulations.

C. The *LESSEE* agrees to allow security personnel and/or members of the Deerfield Police Department, to take reasonable action to require intoxicated or disorderly persons to leave the

premises.

D. The *LESSEE* agrees that the designated monitors and other responsible persons shall plan in advance the reasonable policies and procedures, which will be followed during the rental period to assure that planned attendance is not exceeded, and that the terms of this agreement shall be carried out.

E. This agreement shall not be deemed in effect until the required charges are paid. The *LESSEE* is aware that Town of Deerfield will inform the Deerfield Police Department as to the date, time and planned attendance of the rental period.

F. The *LESSEE* shall hold harmless and indemnify the *LESSOR* against the claims of any person or persons whatsoever arising out of the consumption of alcoholic beverages on the premises by the *LESSEE*, guests of the *LESSEE*, or members of the public.

Date: _____

For the Town of Deerfield

Lessee

Lessee

Lessee

RULES FOR UNIT TENANTS

1. No advertisements, signs or posters of any kind shall be posted in or on the Property except as authorized by the Board. This restriction shall not apply to advertisements, signs or posters utilized by the Declarant, or its agents, in selling or leasing the Units.
2. No clothing, laundry, rugs or other objects shall be hung, shaken or thrown from any window or exterior portion of a Unit or otherwise left or placed in such a way as to be exposed to public view. All refuse and trash shall be placed in locations specifically designated by the Board, and no garbage or trash shall be permitted to remain in public view.
3. No animals shall be kept or maintained on the Property.
4. No nuisance shall be allowed on the property nor shall any use or practice be allowed which is a source of annoyance to its residents or which interferes with the peaceful possession or proper use of the building by others.
5. No owner, tenant or guest shall allow the installation of wiring for electrical or telephone use, television antennae, air conditioning unit or other machine or equipment which protrudes through the walls or the roof of any building or is otherwise visible on the exterior of a building except as presently installed or as authorized by the Board.
6. No unit or common area of the building may be used for any unlawful, immoral or improper purpose.
7. Nothing shall be done in any unit or in, on, or to the Common Area which may impair the structural integrity of the Property, or which would structurally change the building or improvements thereon except as provided in the Declaration of these Bylaws. Nothing shall be altered or constructed in or removed from the Common Area, except upon the written consent of the Board of Selectmen.
8. No owner, tenant or guest shall direct or engage any employee of the Town of Deerfield on any private business, nor shall he direct, supervise or in any manner attempt to assert control over any such employee.
9. No recreational vehicles, including but not limited to boats, shall be parked or stored outside the building.
10. No activity shall be done or maintained in any Unit or upon any Common Area which will increase the rate of insurance on any unit or the common area or result in the cancellation of insurance thereon, unless such activity is first approved in writing by the Board of Selectmen. No waste shall be committed in the Common Area.