

**Rental Lease
Auditorium
320 Main St W, Silver Lake, MN 55381**

RENTER INFORMATION – PLEASE PRINT:

_____ DATE OF EVENT START	_____ EVENT START TIME	_____ EVENT END TIME
_____ RENTER'S NAME	_____ COMPANY OR ORGANIZATION (IF APPLICABLE)	
_____ ADDRESS	_____ TELEPHONE	
_____ CITY, STATE, ZIP CODE	_____ EMAIL ADDRESS	

ADDITIONAL CONTACT PERSON(S)

This Rental Lease Agreement is made and effective this (month) _____ (date) _____ by and between the City of Silver Lake, a Municipal Corporation, hereinafter referred to as "Owner" and the above named Renter. Owner, in consideration of the rents and covenants hereinafter mentioned, do hereby Remise, Lease, and Let unto the Renter, the following described premise, situated in the County of McLeod and the state of Minnesota via.

Community Building Located in the City of Silver Lake-
Located on Aud. Plat US Lots 5-6, Sec. 33-177-28, Lot 20 extracts

Renter does hereby expressly waive any and all claims against Owner for or on account of any personal injury sustained, or any loss of any articles by theft or from any cause, from said premises or buildings. To have and to hold, the said premises just as they are, without any liability or obligation on the part of Owner.

The Rental Lease Agreement shall include:

Lower Level _____
Upper Level _____
Bar Open _____
Wedding Reception _____
Extra Decorating Day _____
Extra Day for Clean-up _____

Yielding and paying therefore the rent of _____ Dollars (\$_____.00).

Renter will assure all consultants, representatives, participants, contractors and/or other involved parties to the event are made aware of the guidelines and rules set forth in this Rental Lease Agreement. Renter will coordinate all access by Renter's consultants, representatives, participants, and/or contractors AND accept all charges incurred should any require additional access. Renter will not bring alcoholic beverages onto premises for consumption by members of the public, nor will Renter's

consultants, representatives, participants, and/or contractors have alcoholic beverages in any public space in or on the property without prior consent of the Owner.

Renter shall pay a minimum Rental Hold Date Deposit in the amount of \$100.00 upon execution of this Rental Lease Agreement which will be applied toward total Rental fees. The balance of Rental is due 14 days prior to rental. Renter shall pay a Security Deposit in the amount of \$100.00 upon execution of this Rental Lease Agreement.

PREMISES:

The Owner hereby rents to the Renter and Renter accepts in its present condition the facilities and/or equipment, as indicated on in this Rental Lease Agreement, at the following address 320 Main St W, Silver Lake, MN 55381.

RENTAL TERM:

The term of this rental shall start and end at the Time(s) and Date(s) shown above.

HOLD-DATE RENTAL DEPOSIT:

All Rentals require a minimum Hold-Date Rental Deposit of \$100.00 at the time of executing this Rental Lease Agreement. This Deposit shall be applied to total Rental Fees. The remainder of Rent will be due 14 business days prior to starting time of the rental. In event Rental is canceled by the Renter, the Hold-Date Deposit shall be refunded as shown below.

 Cancellation prior to 90 days – 100% refund.

 Cancellation between 31 and 89 days – 50% refund.

 Cancellation within 30 days of scheduled rental will forfeit Hold-Date Deposit.

DAMAGES OR LOSS:

Renter agrees to be responsible for any damage or theft to the premises, its furniture, fixtures, elevator, equipment, or accessories caused by willful or accidental conduct by guests, employees or other agents utilized by the clients. Renter shall indemnify and hold harmless Owner, and its assigns, from and against all claims, suits, damages, liabilities, judgments, actions, including all attorneys' fees to defend such actions, for bodily injury, illness and/or property damage arising from actions and/or omission of client(s) or its attendees, guests, agents, employees, and invitees.

SECURITY & CLEANING DEPOSIT:

Upon execution of this Rental Lease Agreement the Renter shall deposit a separate check in the amount of \$100.00 to be deposited in Owner's general funds and held by the Owner as a Security Deposit for the performance by Renter of the terms of this Rental Lease Agreement. In the event of damage to the venue caused by the Renter or Renter's agents or visitors, the Owner may use all or a portion of the Security Deposit funds to repair or make good all damages. The Security Deposit may also be used to pay Owner's Representative should Renter's event exceed allotted time as set forth in this Agreement. The Security Deposit may also be used to pay Owner's cleaning staff for a fee of \$100 should Renter fail to remove trash and/or clean at the end of Rental term. The Renter remains liable for all damages exceeding the amount of the Security Deposit. The Security Deposit shall be returned to the Renter within thirty (30) business days from end of rental via USPS Mail or Renter pickup. In event Rental is

canceled by the Renter, the full amount of the Security Deposit shall be refunded to the Renter within thirty (30) business days from date of cancelation.

CONDITION OF PREMISES:

Renter agrees that Renter has examined the premises at the time of Rental and they are in good order, good repair, safe, clean, and rental condition.

DANGEROUS MATERIALS:

Renter shall not have on or around the Owner's facility, anything that is dangerous, flammable, explosive or has explosive characteristics that might increase the danger of fire in or around the premises, or that might be considered hazardous. No candles or other open flame devices are permissible under any circumstances. No fog machines are permitted. Smoking is not permitted inside the building or on any fire escape landing, or on any rooftop.

SURRENDER OF PREMISES:

At the expiration of the Rental Agreement, Renter shall quit and surrender the premises in as good state and condition as they were at the commencement of the Rental, reasonable use and wear expected.

GOVERNING LAW:

This document serves as the whole of the Rental Lease Agreement and supersedes any and all verbal agreements made in the past, now, or in the future. All changes to this Agreement must be received in writing with acknowledgement from both parties in order to be valid. It is agreed that this Rental Lease Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Minnesota, County of McLeod.

It is mutually agreed, that all the covenants, terms, and conditions of this Rental Lease Agreement shall extend, apply to and firmly bind the heirs, executors, administrators and assigns of the respective parties are themselves bound.

In testimony whereof, both parties have hereunto set their hands the day and the year first written above.

City of Silver Lake, A Municipal Corporation, Owner.

Date:_____

Renter

Date:_____