

RENTAL AGREEMENT

THIS AGREEMENT IS ENTERED INTO between \_\_\_\_\_, Hereafter called Renter and LIONS CLUB OF DUNCANVILLE, hereafter called LANDLORD. Landlord agrees to rent to Renter, and the Renter agrees to rent the premises described below, Under the following terms and conditions:

PREMISES TO BE RENTED: The community room of the building known as LIONS CLUB OF DUNCANVILLE COMMUNITY HOUSE, described on the attached diagram, and located at 210 S. Lions Trail, Duncanville, Texas. The Premises to Be Rented do not include the storage space and office of said building, and allows for kitchen privileges. Renter agrees to be held liable for any damages to any of the kitchen equipment as a result of misuse of said equipment, which includes, but is not limited to, the oven and vent -a-hood.

TIME PERIOD OF RENTAL: Between the hours of \_\_\_\_\_ and \_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

PURPOSE OF RENTAL: The Renter will use the rented premises for the purpose of holding the Following function- \_\_\_\_\_.

RENTAL PAYMENTS: Renter agrees to pay to the landlord a security deposit of \$ 150.00, made Payable only by cash, cashier's check or money order, and a rental fee of \$ \_\_\_\_\_, both payable at the time of the rental agreement. The security deposit , less any deductions for any damages to the premises and any cost of cleaning the premises should any such damages occur and / or should any cleaning become necessary, in the sole opinion of the Landlord, shall be returned to the Renter within (30) thirty business days of the termination of the time period of rental. The Renter must be at least 21 years of age. A checklist will also be provided to the renter along with this agreement that outlines the list of tasks to be performed upon completion of the rental. Renter agrees that if damages to the premises occur during the period of rental which, when added to any cost of cleaning the premises, exceed, in the sole opinion of the Landlord, the amount of the security deposit, Renter shall pay to Landlord the amount by which damages exceed the security deposit within (10) days from the date Landlord sends Renter written notice of such damages.

INSPECTION: The Renter shall be given the opportunity to inspect the premises to be rented Before signing of this agreement. The premises will be rented "as is " and the Landlord will Have no obligation to perform any repairs or maintenance work as a condition of this Rental Agreement. Landlord shall have the right to inspect the premises before the beginning of the time period of rental and upon the termination of same for the purpose of determining whether any Damage was caused to the premises during the time period of rental and to determine whether the Premises were adequately cleaned by the renter upon the termination of the time period of rental.

SECURITY: If twenty-five ( 25 ) or more persons under the age of twenty-one ( 21 ) years attend The event for which the premises are rented, Renter shall furnish , at its own expense, two ( 2 ) Duly certified peace officers to maintain order and provide whatever other security services might become necessary.

SPECIAL CONDITIONS: At the end of the period of rental, Renter will immediately clean the premises, and restore same to the condition it was in at the beginning of the period of rental, and return the keys to the rented premises to the landlord. Renter agrees that there will not be any consumption of alcoholic beverages or illegal drugs or other prohibited or controlled substances in and around the rented premises. Renter agrees to indemnify and hold harmless the Landlord for any damages to the premises, furnishings or fixtures of said premises which are caused by Renter and / or Renters agents, employees, guests, invitees or licensees, as well as by Trespassers who obtain access to the rented premises due to Renter's negligence. Renter further

Agrees to indemnify and hold harmless the Landlord for any claims by third parties against the Landlord which result from any activity which occurs during the said function or directly related To any such activity, including , but not limited to, claims arising from the provisions of the Texas Alcoholic Beverage Code imposing civil liabilities for serving beverages. Renter agrees to indemnify and hold harmless the Landlord for any claims resulting from accidents, injuries or other Occurrences on the rented premises. Landlord shall not be held liable for any damage or loss to any vehicles, equipment or other property of the Renter or any of Renter's agents, employees, guests, invitees or licensees. Renter agrees to indemnify and hold free and harmless the Landlord From any and all Liability for injury to or death of any person or persons, including renter, arising From use of and occupancy of the leased premises by renter, or from the act or omission of any Person or persons, including renter, in or about the leased premises from any cause whatsoever. Duncanville Police may monitor said rental. Landlord reserves the right to revoke this agreement for reasonable cause as determined solely by the Landlord and to thereupon refund all amounts paid by Renter, less any amounts that might otherwise be due to Landlord under this Agreement.

CONTROLLING LAW: This Rental Agreement shall be construed under and in accordance with the laws of the State Of Texas, and all obligations created by this Rental Agreement shall be performed in Dallas County, Texas. Venue for any legal action taken concerning this Rental Agreement shall be in Dallas County, Texas.

ENTIRE AGREEMENT: Landlord and Renter have not entered into any oral agreements and this Rental Agreement represents Landlord's and Renter's entire agreement. This rental agreement shall not be changed except by written agreement. Any clause in this Rental agreement, if any, that is Declared invalid by law shall not terminate or invalidate the remainder of this Rental Agreement.

THIS AGREEMENT is signed and entered into on the \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
RENTER OR RENTER'S REPRESENTATIVE

DUNCANVILLE LIONS CLUB

\_\_\_\_\_  
PRINTED NAME

BY \_\_\_\_\_

\_\_\_\_\_  
RENTER'S ADDRESS

\_\_\_\_\_  
TITLE

\_\_\_\_\_  
CITY, STATE, ZIP

\_\_\_\_\_  
RENTER'S TELEPHONE #