

**RENTAL AGREEMENT  
for Community Building Small Hall  
of German Township**

\_\_\_\_\_  
(Name of Lessee)

The Small Hall of the German Township Community Building, 51755 Portage Road, South Bend, Indiana 46628 to be rented for a period of not more than twelve (12) hours commencing at \_\_\_\_\_ (a.m. / p.m.) and ending at \_\_\_\_\_ (p.m.) or not later than 10:00 p.m. on \_\_\_\_\_ subject to the following terms and conditions:

1. Lessee shall pay the sum of **Fifty Dollars and No/100 (\$50.00)** of which to be paid with five (5) working days of agreement..
2. Lessee shall use the premises for the sole purpose of a \_\_\_\_\_ and for no other purpose without the express written consent of the Lessor.
3. Lessee shall have use of all tables and chairs in the Small Hall.
4. The Lessor will not supply any kitchen utensils, plates, cups, or place settings.
5. Lessee shall leave the premises in a neat and orderly condition at the termination of the Rental Agreement. All trash must be cleaned up and disposed of in the dumpster. All floors should be swept.
6. All tables and chairs are to be put back in the same way as when Lessee entered the Hall.
7. **In addition to the rental fee a security deposit of \$100.00** is required upon execution of this agreement. The security deposit shall be refunded to renter within 7 days of termination of the rental period. If any major clean up is required or any repairs are needed due to carelessness, neglect, or any deliberate act by the Lessee and/or Guest of the Lessee, the cost of the work shall be the responsibility of the Lessee at the cost of \$25.00 per hour plus the actual cost of materials and/or labor.
8. NO alcoholic beverages will be allowed on the premises. German Township shall not be responsible for any bodily injury, property damage, or unlawful act related to the consumption of alcohol by the Lessee or Guests of the Lessee.
9. Lessee shall use the premises in a manner so as not to disrupt the activities or business of other Occupants of the property.
10. Community Building Contacts:      Brian @ 574-210-5569                      or                      Tom @ 574-276-3764

German Township makes no guarantee to the suitability of the premises of any specific use. In case of emergency, Act of God, mechanical breakdown, or any other circumstances which make the Community Building unsuitable for use, the liability of the Township shall be limited to the refund of any rental fees paid.

This Rental Agreement/Contract shall be binding when signed by all parties. Lessee shall pay the amount stated above before using the Hall.

Lessee agrees to indemnify and hold harmless Lessor from and against any and all claims, liability, damages, costs or expense which may result or be incurred by reason of the Lessee's use or occupancy of the premises, or arising out of any act of the Lessee or any invitee of the Lessee.

\_\_\_\_\_  
(Signature of Lessee)

\_\_\_\_\_  
(Signature of Lessor)

Date: \_\_\_\_\_

Date: \_\_\_\_\_

## German Township Rules and Regulations

1. ALL trash will be placed in proper containers.
2. Tables may be moved, but they are to be placed back where they were when done.
3. ALL decorations, tape, string, confetti, candy and wrappers shall be removed and placed in trash receptacles.
4. Alcohol is **PROHIBITED**. Any disturbance where the police are called to respond, entire party will be asked to leave.
5. No fireworks or firearms allowed to be discharged anywhere.
6. No loud music of any kind.
7. Prior arrangements must be made with the Property Manager for the following a. live animals,. Such as horse or zoos. B. Inflatable attractions, such as bouncers.
8. No tobacco use is allowed inside the center. Cigarette smoking is allowed outside. Cigarette butts are to be placed in containers supplied by user.
9. No gambling activities except for door prizes or tip boards. All tickets or stubs will be cleaned up and placed in trash receptacles, not the grills.
10. There is no climbing or damaging of trees.
11. Posted speed limits will be enforced.

Any violations of these rules and regulations can cause forfeiture of any deposits paid for rentals of facilities.

Signature: \_\_\_\_\_