

South Fayette Township VFD Rental Agreement

P.O. Box 168, 661 Millers Run Road, Cuddy, PA 15031

station266@comcast.net

Hall: 412-257-2755, 412-838-0600 fax Chuck Lazzini: 412-221-3275

The South Fayette Volunteer Twp. Fire Department hereinafter referred to as the LESSOR hereby agrees to rent it's

Social Hall to _____ being represented in this agreement by

_____, signing and hereafter referred to as the LESSEE, in consideration of the

following conditions and terms set forth in this complete document. The rental shall take place on the date(s) of

_____ - 20__ with any required setup occurring between the hours of _____ AM/PM to

_____ AM/PM _____ 20__.

The LESSOR agrees to include it's parking facilities, banquet hall, restrooms, and supervision.

SECTION 1 – CHARGES

The Lessee agrees to pay within (10) days of signing this Agreement the sum of *Three Hundred Dollars* (\$ 300.00) as a good faith deposit for the intended rental of the LESSOR'S Hall area. Not less than the day of the scheduled event, the LESSEE agrees to pay the balance of *Three Hundred Dollars* (\$ 300.00) and a deposit check in the amount of *One Hundred Fifty* (\$ 150.00). The LESSOR agrees to return the LESSEE'S damage deposit within thirty (30) days following the above rental date, less any incurred property damage costs set forth in Section II.

SECTION II – DAMAGES

The LESSEE shall not attach any decorations to the LESSOR'S walls, doors or ceilings by any means. The LESSEE agrees to pay for any and all damages to the LESSOR'S property whether caused by the negligence of the LESSEE or any of his or her Parties. Said damages for any property damage shall be the actual cost of any required repairs or replacement necessary to return the LESSOR'S property to the initial pre-rental condition. Any costs of property damage shall be deducted from but not limited to the LESSEE'S Damage Deposit. Additional sums required for further damage shall be payable to the LESSOR within (30) days of the above date or LESSEE shall be subject to any additional costs and expenses of the LESSOR required to legally pursue collection of aid damages.

SECTION III – CANCELLATIONS

ON BEHALF OF THE LESSOR:

This agreement shall become null and void if said premises are not available on the above date(s) due to circumstances beyond control of the LESSOR. Such circumstances shall include but not limited to: unforeseen damages to the hall by other rental parties, vandalism, fire, or any other acts of God, nature, or uninvited parties, or local/national emergencies. In the event any of the aforementioned events occur and the premises become unoccupiable, the LESSOR agrees to return all sums or deposits held on behalf of the LESSEE. The LESSOR shall not be liable for any further damages or losses caused by the unavailability of their hall due to any unforeseeable circumstances.

ON BEHALF OF THE LESSEE:

Should the LESSEE find it necessary to cancel this agreement notice must be given to the LESSOR no less than NINRTY (90) DAYS PRIOR to the scheduled event. Given said notice, the LESSEE agrees to return only one half of the advance deposit paid. If any additional costs have been paid in advance, the remaining balance shall be refunded to the LESSEE within THIRTY DAYS of the LESSOR'S ninety (90) day notice of cancellation. Should the LESSEE otherwise fail to occupy the premises on the above date(s) for any reason, the LESSEE shall forfeit all sums paid in advance.

SECTION IV – HOUSE RULES

The LESSEE hereby agrees to abide by the following rules and regulations governing the rental of the LESSOR’S Hall:

- a. Any entertainment provided by the LESSEE shall be ended no later than 11:45 pm _____ or fifteen minutes prior to the latest hour specified above.
- b. The Hall shall be vacated in a clean and orderly manner no later than Midnight or the above specified hour. Excess time may cost the LESSEE \$ 50.00 per hour.
- c. The maximum party size permitted to occupy the Hall shall be *Three Hundred (300)* People.
- d. The LESSEE through its Bartenders or Custodians shall maintain the right to immediately terminate this agreement and eject any and all parties causing a disturbance anywhere on the LESSOR’S Properties. In such event, the LESSEE agrees to forfeit all sums paid for this agreement except the damage deposit mentioned in Section II providing no damages equal the deposit sum occurs.
- e. The LESSEE agrees that the use of the Hall shall be strictly in accordance with all Ordinances of the Township of South Fayette and other Laws of the Commonwealth of Pennsylvania. The use of or dispensing of alcoholic beverages shall be in accordance to the laws and rules governed by the Pennsylvania Liquor Control Board. The observance of all aforementioned rules, regulations, and laws shall be the sole responsibility of the LESSEE and his or her Representative who shall remain on the premises at all times during the rental period.
- f. The LESSEE agrees to hold the LESSOR, its bartenders, custodians, officers, directors, members, members families, heirs and assigns, harmless and further agrees to indemnify any or all of the aforementioned Parties. Whenever necessary, in the event of any Personal Injury Property Damage or Bodily Injury real or imagined, to or caused by, any of the LESSEE’S parties or any other person(s) for any reason or reasons during following or otherwise arising out of the rental of the LESSOR’S Properties.
- g. The LESSOR shall not be responsible for any of the LESSEE’S or the LESSEE’S Parties personal properties including vehicles parked on the LESSOR’S property while in or on, or remaining on the premises prior to, during, or after the expiration of this agreement.
- h. The LESSEE is permitted to use any caterer of his choice. The caterer of choice must provide a copy of his current insurance certificates. Limits of insurance should be at least *Five Hundred Thousand Dollars \$ 500,000.00* per occurrence and aggregate.
- i. The LESSOR shall provide tables and chairs currently at the Hall to be used for the function. It shall be the responsibility of the LESSEE to return all tables to their pre activity position after the rental has been completed and clean all refuse into provided receptacles/trash bags or LESSOR shall forfeit all right to any of the prepaid deposit.
- j. The LESSEE’S failure to comply with any of the provisions of this Agreement may cause the LESSEE to forfeit all or any of his/her, or their rights under this agreement. Said forfeiture may be declared by an Officer representing the LESSOR or any of the LESSOR’S bartenders or Custodians at any time preceding, during or following this rental.
- k. Should any Commonwealth or Federal Court of Law deem any part of this contract to be in violation of any Commonwealth or Federal Laws, the Balance of this contract shall remain unchanged and entirely enforceable under Laws and Statutes governing the Commonwealth of Pennsylvania.

SECTION V – FURTHER UNDERSTANDINGS

In signing this Agreement, I hereby acknowledge that I have read and understand the terms and conditions of this Agreement and agree to company all parts to the best of my ability on behalf of myself and/or the party or Organization, which I represent.

DATE: _____

ORGANIZATION: _____

RENTAL OFFICER FOR SFVFD

REPRESENTATIVE: _____

X _____

TITLE: _____