

Rental Agreement

Columbus Club

For the Building Known as

Knights of Columbus Hall

At

200 Fair Haven Road

Fair Haven, NJ 07704

The Columbus Club (hereafter referred to as "CC") and _____,

(Hereafter referred to as "Renter") agree that in consideration of a fee the Renter is granted the privilege to

use the CC hall on _____ between the hours of _____ and _____, subject to

the following provisions:

1. A fee of \$ _____ for the use of the area(s) _____ as outlined in attachment A, subject to the area occupational limits listed. An additional fee of \$ _____ for general cleaning will be added as specified in the attachment.
2. A security deposit of \$ _____ shall be made to CC. The security deposit will be used only in the event that the cleaning costs exceed the amount of the cleaning fee or there is damage to the hall or its contents. The Renter's cleaning responsibilities are listed in the section entitled 'additional provisions and restrictions.'
3. The Renter will be present at all times, will supervise the use(s) of the hall, and will be in exclusive possession of the facility key, unless other arrangements are noted herein.
4. The Renter shall pay for any CC property, including, but not limited to, the hall, furniture and equipment, which is damaged or destroyed by the Renter, or the Renter's guests. Additionally, the Renter shall pay any loss damage of the property or contents attributable to the Renter's failure to secure or lock up the facility.
5. Renter acknowledges and agrees that the CC may retain all or part of Renter's security deposit necessary to reimburse the CC in full, for any damaged or lost property. Should the damages or losses exceed the security deposit, the renter agrees to pay on demand, any additional sums necessary to reimburse CC in full for its damages or losses.
6. It is specifically acknowledged and understood by the Renter that CC assumes no responsibility for the property of the Renter or the Renter's guests, and shall not be held liable in the event any such

property is lost, stolen, or damaged while on the CC premises. Renter agrees to indemnify and hold CC harmless from and against any claim for such loss suffered by the Renter or Renter's guests.

7. Renter acknowledges it is solely responsible for any accident, injury, or claim of any person attending a function for any reason whatsoever, including but not limited to the Renter's failure to adhere to the provisions of this Rental Agreement. The renter acknowledges and agrees to indemnify and hold the CC harmless for any damage which the CC may be found liable as a result of any such accident, injury, or claim including the CC's attorney fees, cost of suit and other defense related expenses. To the extent permitted by law, Renter specifically agrees to indemnify and defend CC for the CC's own negligence. This includes violations of Federal, State and local laws and ordinances, by the Renter and Renter's guests.
8. Renter shall obtain liability insurance against claims for personal injury and property damage. The insurance policy shall name CC as an additional insured. Prior to taking possession of the building, Renter shall provide CC with a Certificate of Insurance naming CC as an additional insured. The Certificate shall provide for a 10-day written notice to CC in the event of cancellation or material change of coverage.
9. Renter acknowledges that they have been afforded the opportunity to inspect the premises and correct and/or provide notice to its guests/members of any defects or hazardous conditions they deem existing on the premises.

Additional Provisions and Restrictions

1. The consumption of alcoholic beverages is permitted only inside the facility and when served by a CC member authorized to so serve. Renter agrees to comply with applicable laws and regulations concerning the consumption of alcoholic beverages. The Renter agrees to indemnify the CC and hold it harmless on account of any violation of such rules and regulations, including but not limited to damages, attorney fees and cost of suit. Renter agrees to indemnify and hold harmless CC from CC's own negligence. Particular attention is directed to Fair Haven parking rules and regulations.
2. The Renter is responsible for cleaning the facility after its use. Unless the CC is otherwise informed prior to renter's use of the facilities, it is agreed that the facilities have been delivered for use in clean condition, without any damage. All trash must be removed from the facility and placed in large garbage cans outside the kitchen door. Plastic trash bags must be placed in the wastebaskets. The only tape approved for decoration is masking tape (no transparent tape). The kitchen, if used, must be left broom clean, including emptying the refrigerator. In the event that the facility is not cleaned as set for the herein, the CC will withhold all or part of the Renter's security deposit to cover the cost of cleaning or repair. **NOTE:** Mops and other cleaning equipment are kept in the closet in the kitchen.
3. Before vacating the hall, the Renter must close up. All faucets and toilets shall be checked to assure no water is left on. The thermostats (3) are set to _____ degrees Fahrenheit. All doors and windows are closed and locked. All interior and exterior lights are out.

4. The facility shall not be used after _____.

5. Any additional services, etc. shall be covered in addendum to this Rental Agreement.

Renter Date: _____

(Address)

(Signature of Renter Representative) (Print Name)

Columbus Club Date: _____

(Signature of CC Representative) (Print Name)

Rental Fee: \$ _____ Date Paid: _____

Cleaning Fees: \$ _____ Date Paid: _____

Security Deposit: \$ _____ Date Paid: _____

Insurance Certificate

Key Given On: _____
(Date)

Key Returned On: _____
(Date)

Appendix A

The building consists of three rooms. They must be rented based on area, number of people, and intended use. A list of possibilities follows:

1. Bar room for small parties for \$ _____ (# of people limited to _____)
2. Great room for \$ _____ (# of people limited to _____)
3. Entire building for \$ _____
4. Building for other functions like auction, sales use, etc. for \$ _____
5. Special events and other uses can be negotiated based on requirements and other factors.

Discounts are available to members of the Columbus Club and charitable organizations. Charitable and other organizations can utilize the facilities with permission of the Columbus Club or on the recommendation of the Knights of Columbus, on a no/reduced basis.

Appendix B

Cleaning deposits are based on room, use and past experience.

1. Bar room \$ _____
2. Great room \$ _____
3. Kitchen \$ _____

Appendix C

Alcoholic beverage cost is based on type and cost, is only served by members of CC. tentative list follows. Other beverages are negotiable. Drink prices will vary and are subject to negotiation.