



ALTONA GRANGE HALL
NELSON ROAD and 39th STREET
LONGMONT, CO

RENTAL AGREEMENT

Today's Date _____ Event Date _____

This Rental Agreement is made between Altona Grange No.127, Incorporated, referred to herein as "Grange" or "Grange Hall" or "Owner", and

Name (please print) _____

Address _____

Home Phone _____ Mobile _____

Email(s) _____

(Colorado DL#) _____,

referred to herein as "Renter". Renter must be at least 21 years of age.

Owner agrees to rent the Grange Hall building, its facilities and contents (excepting those specific to the Grange), for the purpose of: (Describe your event, the purpose, musical entertainment, and number of guests) _____

Renter agrees to pay \$ _____ as rent, (\$ _____ for cleaning if applicable) plus \$ _____ as damage, cleaning, key and "Adherence-to-rules" deposit, subject to retention by the owner or refund to the renter as provided in paragraph below, and under the Altona Grange rules stated in Exhibits A & B, included and attached herewith.

The Grange Hall shall be used by Renter solely for the purpose stated above and Renter shall not use or allow to be used for any other purpose, or in violation of any law, ordinance, or government regulation, or for any other purpose or in any manner hazardous to the Grange Hall or unsafe to any occupants.

Renter also agrees to abide by all rules listed in Exhibit A & B.

Renter acknowledges that renter has examined the Grange Hall and premises, is satisfied with the condition thereof and relies completely upon such examination, and not upon any representation or promise of the Owner or any other person in renting the Grange Hall.

Renter shall be responsible for all liability occurring or resulting from the consumption of any alcoholic beverage in the Grange Hall or on its premises during the rental period. By signing this agreement, Renter acknowledges that alcohol cannot legally be sold at the Grange Hall and agrees to abide by the law.

Renter shall maintain order throughout the rental period, and shall not engage in, or allow others to engage in any event or conduct in the Grange Hall or on its premises, which may cause harm, injury or damage to person or property during the rental period.

Renter shall secure from the public agencies having jurisdiction, any license or permit required as to any activity or purpose for which the Grange Hall or its premises are to be used, and shall pay any cost or fee required for such license or permit.

Upon expiration of the rental period, Renter shall return the Grange Hall and its premises to Owner in the same condition as at the commencement of the rental period, abiding by the rental rules and completing and abiding by the cleaning requirements listed in Exhibit A, and completing and abiding by the cleaning requirements listed in Exhibit B, both attached herewith, and shall return any keys to the Grange Hall. Renter also agrees to NOT copy any keys temporarily given to them.

If use of the Grange Hall by Renter results in damage to the Grange Hall, its premises, or any contents furnished by the Owner, the Renter shall be liable to the Owner for the amount of such damage. The Owner shall apply the damage deposit referred to in paragraph above, up to the amount of such damage. If the amount of damage exceeds the amount of the damage deposit, the Renter shall pay the Owner the amount of such excess promptly upon demand by Owner. If Renter fails to pay such excess amount when so demanded, and Owner brings suit against Renter to recover same, Owner shall be entitled to be awarded costs and reasonable attorney fees in addition to any amount awarded Owner by the Court for damage. However, Owner shall promptly return to Renter any portion of the damage-deposit which is in excess of damage, if any, to the Grange Hall or its premises, or any contents furnished by the Owner.

If the Renter fails to comply with the Rental Rules or fails to complete or comply with the cleaning requirements listed in Exhibit A & B attached herewith, the Owner has the right to retain any or all of the deposit.

Renter shall defend, indemnify, and hold harmless from any and all claims, losses, liability, demands, suits, or judgments, including attorney's fees, legal costs, and personnel costs, brought against Owner by any person or entity for deaths or injuries to persons or for loss or damage to property arising out of or in connection with the use and occupancy of the Grange Hall and its premises by Renter, its agents, servants, employees, or invitees.

The Grange shall not be liable for any damage or injury to Renter, its agents, servants, employees, or invitees or any other person, or to any property occurring on the Premises, or any part thereof, or in common areas thereof. The Renter accepts the leased premises in the "as is condition" and shall not hold the Grange liable for any disruption of use or termination of use caused by ongoing construction, use restrictions or governmental regulations. The Renter shall not hold the Altona Grange, Inc., the building owner, liable for any injury or damage resulting

from any condition including worn or defective floors, wiring, or by the breaking, freezing or stoppage of the gas or plumbing; furthermore, Renter agrees to assume the risk of injury to himself, his family or guests arising from slipping or falling in the common passageways, parking lot or other general areas, whether or not these areas are kept free of snow, ice and water. The Renter agrees to indemnify and hold the Altona Grange, Inc., harmless for against any and all liability, arising from injury during the term of this lease to person or property, occasioned wholly or in part by any act or omission of the Renter, Renter's guests, employees, and assigns. Altona Grange Inc. is not responsible for any property owned and/or used by the Renter in the Premises.

In Owner's sole discretion, Owner may require a properly executed Certificate of Liability Insurance on which the Owner has been named as the Certificate Holder, and as an Additional Insured, OR shall be named on the Renter's liability insurance policy as an Additional Insured for liability arising out of the use of the Grange Hall by the Renter for the duration of the rental period.

This document, including Exhibit A & B attached herewith, contains the entire agreement and understanding between the parties relating to the Grange Hall and its premises. No modification or claimed waiver made after the date of this agreement shall be binding upon the parties unless in writing making specific reference to this agreement and signed by the Owner and Renter.

Renter's signature _____ Date _____

Owner's representative
Signature _____ Date _____

RENTER'S SIGNATURE ALSO REQUIRED ON ATTACHED EXHIBIT PAGES

EXHIBIT A – RENTAL RULES

MUSIC

- No DJ's
- No amplified music or electric sound system of any kind outside.
- Performance sound level shall be no higher than 83db at the east end of the Grange Hall as recorded by the Grange decibel meter.
- Music must end by 10PM

CARE OF THE BUILDING & PROPERTY

- Renter must be on the premises during the entire event.
- No additional outside lighting allowed.
- Outdoor activities must be concluded by sunset.
- No smoking
- No gum
- No open fires
- No camping

PARKING

- The parking lot is a quiet zone, please be considerate of the neighbors.
- Parking only allowed inside the parking lot, or on the west side of 39th St.

TIME AND GUEST LIMITS

- All event activities must be concluded by 10 PM
- Building and grounds must be vacated by 11 PM
- Number of guests shall not exceed 100.

WARNING

- A Grange host will be monitoring your event
- If any warning regarding compliance to the above is ignored, the sheriff may be called, your event will be shut down, and your deposit will be forfeited.

I have read and agree to the above rules

Renter's signature _____ Date _____

Event date _____

EXHIBIT B – CLEANING RESPONSIBILITIES

Cleaning supplies, trash bags, toilet paper & paper towels are provided.

- LEAVE NO TRACE
- Remove all event decorations, including, but not limited to: streamers, balloons, tape, thumb tacks and signage.
- Clean and return tables, chairs and trash cans to their designated places.
- MAIN HALL: Wipe up all food and drink spillage. Thoroughly sweep hall and stage. Do not wet mop wood floor.
- BATHROOMS: Disinfect sinks and toilets in both bathrooms, mop floors, empty trash.
- ENTRY: Sweep off mats. Sweep and mop tile hallway and coat room.
- OUTSIDE: Pick up all litter, such as candy wrappers, cigarette butts, bottles, cans, caps/tabs, decorations.
- KITCHEN: Remove all renter food from refrigerator and freezer, wipe counters, wash and put away any dishes, mop the floor.
- TRASH: All trash and recycling must be hauled away by Renter.
- Thoroughly rinse mops and return mops and cleaning supplies to their storage place.
- The Grange Hall and grounds should be returned to the condition the Renter found it and make it ready for the next renter.

PLEASE AGREE AND SIGN ONE OF THE FOLLOWING CHOICES:

I agree to perform the above cleaning and understand that failure to perform any of the above tasks will result in retention of all or part of my deposit

Renter's signature _____ Date _____

ALTERNATIVE CLEANING:

I would like to pay the Grange to arrange for cleaning after my event at the following rate: Trash and recycling disposal \$75, General cleaning \$175.

Renter's signature _____ Date _____