



ALTONA GRANGE #127

Longmont, CO

www.altonagrang.org

RENTAL AGREEMENT

Today's Date _____ Event Date _____

This Rental Agreement is made between Altona Preservation Alliance, 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 and \$ _____ as damage and "Adherence-to-rules" deposit, subject to retention by the owner or refund to the renter as provided in paragraphs below, and under the Altona Grange Rental Rules stated below.

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 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. Photos should be taken by the Renter to avoid disputes about damage and any deductions from the damage deposit.

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.

Renter shall be responsible for removing all trash generated by their rental use, including any trash inside the building as well as trash on the property outside. 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 trash removal requirements.

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 trash removal requirements 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 or 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 on 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 the Rental Rules 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. Any cancellation by the Renter shall be subject to a cancellation fee of 20% of the rental rate. Cancellations with less than 30 days notice are subject to a fee of 50% of the rental rate.

RENTAL RULES

MUSIC

- Live and recorded amplified music allowed inside building. Live DJ's are not allowed.
- Only acoustic music is allowed outside. No amplified music or microphones 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
- This is a 130-year-old building. Handle with care and leave no trace.

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 in-door 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.

TRASH

- Remove all event decorations, including, but not limited to: streamers, balloons, thumb tacks and signage. Do not use tape on painted walls.
 - 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, wash and put away any dishes used.
 - TRASH: All trash and recycling must be hauled away by Renter.
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Mail delivery:

Copy, sign and mail the completed agreement with your check to:

Altona Grange Hall

9386 N. 39th St.

Longmont, CO 80503

Make all checks payable to: Altona Preservation Alliance

Electronic delivery:

Copy, sign and email your completed agreement to rentals@altonagrangearg.org

Pay via private exchange Venmo @ Altona-Grange, designating your event date

For questions:

720-600-4939

Or rentals@altonagrangearg.org

Renter's signature _____ Date _____

Owner's representative

Signature _____ Date _____