

LEASE FOR RENTAL OF THE RELIANCE HALL (located at the Mays Landing Vol. Fire Dept.)

The Landlord and the Tenant agree to lease the Rental Space for the Term and the Rent stated, as follows:

Landlord: Reliance Hose Co. #1

Mays Landing Vol. Fire Dept

6081 Reliance Avenue

Mays Landing, NJ 08330

Tenant: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Rental Space: Mays Landing Vol. Fire Depart. Banquet Hall located on Reliance Ave. in Mays Landing, NJ 08330

Date of Lease: \_\_\_\_\_, 20\_\_\_\_

Rent for the term is \$ \_\_\_\_\_

Event Begin Time: \_\_\_\_\_

Security Deposit (\$200) Paid: \_\_\_\_\_, 20\_\_\_\_

Event End Time: \_\_\_\_\_

Rent Deposit Paid \$ \_\_\_\_\_ date \_\_\_\_\_

Balance Due \$ \_\_\_\_\_ by \_\_\_\_\_

FINAL PAYMENT IS DUE 14 DAYS ( ) PRIOR TO THE USE OF THE FACILITIES. All fees must be paid in full prior to the issue of the key for access to the banquet hall. Failure to comply with full payment will forfeit Tenant's Security Deposit.

ALL RENTALS are reserved for a minimum of 4 hours. Most events must end by midnight pending insurance limits.

Declared use of Rental Space: \_\_\_\_\_

Possession and Use

The Landlord shall give possession of the Rental Space to the Tenant for the Term. The Tenant shall take possession of and use the Rental Space for the purpose stated above. The tenant may not use the Rental Space for any other purpose without the written consent of the Landlord. The Tenant shall not allow the Rental Space to be used for any unlawful or hazardous purpose. The Tenant will get one day to set up for the event, unless the Hall is in use that day.

No Assignment or Subletting

The Tenant may not do any of the following without the Landlord's written consent: (a) assign the Lease, (b) sublet all or any part of the Rental Space or (c) permit any other person or business to use the Rental Space.

Rent

Tenant shall pay the Rent to the Landlord at the Landlord's address 14 days prior to specified rental date.

Security

The Tenant has given to the Landlord the Security Deposit stated above. The Security shall be held by the Landlord during the term of this Lease. The Landlord may deduct from the Security any expenses incurred in connection with the Tenant's violation of any agreement in this Lease. For example: if the Tenant does not leave the Rental Space in good condition at the end of the Term, the Security may be used to put it in good condition. If the amount of damage exceeds the Security, the Tenant shall pay the additional amount to the Landlord on demand.

Acceptance of Rental Space

The Tenant has inspected the Rental Space and agrees that the Rental Space is in satisfactory condition. The Tenant accepts the Rental Space "As Is". A pre-inspection form has been supplied to the Tenant to notate any damage or concerns with the Rental Space prior to accepting the terms of the lease.

Liability of the Landlord and Tenant

The Landlord shall not be liable for injury or damage to any person or property. Upon agreement of hall rental, the Tenant must sign "Hold Harmless Agreement". Refusal of signature will terminate any and all agreements of hall usage. The Tenant is liable for any loss, injury or damage to any person or property caused by the act of neglect of the Tenant or the Tenant's employees or the Tenant's guests and recommend they supply their own coverage for their event.

Copy of Insurance Rider Received by: \_\_\_\_\_ date: \_\_\_\_\_

**Alcohol**

All service of alcohol during terms of the above lease is the sole responsibility of the Tenant and must be properly insured (as stated above via certificate of insurance), by the Tenant and verified by the Landlord prior to acceptance of terms of the lease. Said certificate of insurance shall include an endorsement that the Tenant shall hold the Landlord harmless for any and all injuries resulting from the service of intoxicating or alcoholic beverages in addition to property damage over and above normal wear and tear. All alcohol must be kept within the confines of the hall.

**Utilities and Services**

The Landlord shall provide all utilities and services required for the Rental Space, including the following: (a) heat, (b) hot and cold water, (c) electric, (d) gas, (e) air conditioning.

**Tenant's Compliance**

- (a) Promptly comply with all laws, orders, rules and requirements of governmental authorities
- (b) Maintain the Rental Space and all equipment and fixture in good repair and appearance
- (c) Maintain the Rental Space in a neat, clean, safe and sanitary condition, free of all garbage.
- (d) Use all electric, plumbing and other facilities in the Rental Space
- (e) Use no more electricity than the wiring or feeders to the Rental Space can safely supply.
- (f) Do nothing to destroy, deface, damage or remove any part of the Rental Space
- (g) Keep nothing in the Rental Space which may be flammable, dangerous or explosive or which might increase the danger of fire or other casualty.
- (h) Avoid littering in the building or the surrounding grounds and park lot.
- (i) **Maximum occupancy of 99 people. An excess of occupancy will give the Landlord the right for immediate termination of the lease to include loss of security deposit and prorated return of rental fees.**

**End of Term**

At the end of the Term, the Tenant shall (a) leave the Rental Space clean, (b) remove all the Tenant's property, (c) return the Rental Space to the Landlord in the same condition is it was originally accepted. If the Tenant leaves any property in the Rental Space, the Landlord may (a) dispose and charge the Tenant accordingly, or (b) keep it as abandoned property.

**Binding**

This Lease binds the Landlord and the Tenant and all parties who lawfully succeed to their rights or take their places.

**Full Agreement**

Deposit for the Rental Space is non-refundable, to the discretion of the Hall Committee, if the Tenant cancels this contract 30 days prior to the event.

**Signatures**

The Landlord and the Tenant agree to the terms of this Lease by signing below. If a party is a corporation, this Lease is signed by its proper corporate officers and its corporate seal is affixed.

\_\_\_\_\_  
\*Landlord (Print Name)

\_\_\_\_\_  
Tenant (Print Name)

\_\_\_\_\_  
\*Landlord (Signature)                      Date

\_\_\_\_\_  
Tenant (Signature)    Date

**\*Please note that the "Landlord" is signing this contract on behalf of the  
Mays Landing Volunteer Fire Department**

**The Landlord reserves the right to cancel this contract if the Tenant is not in full compliance of the contract**

## Mays Landing Volunteer Fire Department Banquet Hall

### Read and initial the following:

- Hall rental is for \_\_\_\_\_ hours. Addition time is at the rate of \$100 per hour and must be paid prior to additional time. \_\_\_\_\_
- **Maximum occupancy is 99 persons.** Exceeding this maximum may require immediate cancellation of the event with loss of security deposit. \_\_\_\_\_
- The individual who signs the hall contract is responsible for hall rental agreement, the hall key and ALL guests. \_\_\_\_\_
- **Parking is highly prohibited on the concrete pad in front of the fire station and is the responsibility of tenant to enforce.** Vehicles may be towed at tenants expense and may lose security deposit if fire apparatus are obstructed when activated . \_\_\_\_\_
- The Tenant, when applicable, is responsible to clean the kitchen at the end of the event. This includes cleaning the countertops, sweeping the floor (the Landlord will assume the responsibility of mopping the kitchen), and removing the garbage to the dumpster. Upon hiring a caterer, it is suggested you include in your contract with the caterer that they hold responsibility for their own cleanup. Please note that the ultimate responsibility for kitchen cleanliness is with the Tenant and may result in loss of security deposit in not done to the satisfaction of the Landlord. \_\_\_\_\_
- Use of oil or grease for **frying is strictly prohibited** in the kitchen facility. \_\_\_\_\_
- Alcohol must be kept indoors at all times. Congregation outside the hall with alcoholic beverages is prohibited and is the responsibility of the Tenant to enforce. \_\_\_\_\_
- Any fights or destruction of property will result in immediate termination of the event with loss of security deposit. \_\_\_\_\_
- Mays Landing Vol. Fire Dept. is not responsible for any lost, stolen or damaged property or any property that may be left behind after the event. \_\_\_\_\_
- If using an outside caterer other than provided through our contract, a copy of your caterer's catering license and insurance must be supplied to the Landlord. \_\_\_\_\_
- If self-catering, your supplied event rider policy on you homeowners insurance will be required. \_\_\_\_\_
- **No tape, tacks, nails, confetti, glitter, etc are to be used on walls, floors or trim.**

By initialing each statement, the Tenant understands and agrees to the following rules and regulations set forth by the members of the Mays Landing Vol. Fire Department #1. Breaking one or any of these rules may at the discretion of the Landlord, result in immediate shut down of the event with loss of security deposit.

\_\_\_\_\_  
Tenant Print Name

\_\_\_\_\_  
Tenant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
\*Landlord Print Name

\_\_\_\_\_  
\*Landlord Signature

\_\_\_\_\_  
Date

\*Please note that the "Landlord" is signing this document on behalf of the Mays Landing Vol. Fire Department.

Reliance Hose Co. #1  
Mays Landing Vol. Fire Dept.

Hold Harmless Agreement

I wish to use the facility, Reliance Hall, owned and/or maintained by the Reliance Hose Co. #1, aka Mays Landing Vol. Fire Dept., for the purposes of \_\_\_\_\_. I understand that I will be charged a fee for use, and that, in additional consideration for allowing me to use the facility, Reliance Hose Co. #1 expects that I will be legally responsible for all that may occur relative to my activities, and that I will further hold Reliance Hose Co. #1 harmless for all claims of any type that might result from my activities. Specifically, I understand:

1. Reliance Hose Co. #1 does not supervise my activities or the facilities in any fashion including the service of alcohol. I certify that all activities will be in full compliance with any local, state, or federal laws or regulations.
2. I cannot rely upon Reliance Hose Co. #1 for assurances, expressed or implied, that my activities will not cause harm to me or others. By allowing me to utilize the facility, Reliance Hose Co. #1 is also making no assurances whatsoever that no harm will come to me, my invitees, or my guests either by my activities, or by the facility itself. I am fully responsible to ensure that the facility is adequate to engage in my activities safely, and in the event that I deem that they are not, I will refrain from any activities. This will be my sole responsibility.
3. I understand the activity that I will engage in and the risks associated with the activity. The Reliance Hose Co. #1 provides me with no information in this regard, and that in the case that I am not able to hold the activity safety I will refrain from any activities. This will be my sole responsibility.
4. Not only do I agree to be legally responsible and defend, indemnify, and hold harmless Reliance Hose Co. #1 or any of their agents or employees for any harm that may come to me, my fellow members, my guests, or my invitees as a result, direct or indirect, to me as a result of the activities or as a result of the facilities, but in consideration of the use of the facility, I further agree to defend, indemnify, and hold harmless Reliance Hose Co. #1, or any of their employees for any claims, including those resulting from alleged acts of negligence on any of their part.
5. It is my knowing intention to provide the Reliance Hose Co. #1, and any of their agents, employees or members the broadest protections against lawsuits that are available.

I have read the above information, agree to it, and have had an opportunity to ask any questions that I have. If I am signing on behalf of an organization, I certify that I am authorized to agree to the terms and conditions of this agreement on my behalf of the organization, and the organization's' members.

Signed \_\_\_\_\_ Organization \_\_\_\_\_ Date \_\_\_\_\_

Print Name \_\_\_\_\_

Facility Usage Check-off Form

- Received signed hold harmless agreement.
- Received copy of current Homeowner's or Organization Insurance Policy. (Date: \_\_\_\_\_)
- Explained areas which are "off-limits" for guests.
- Explained condition hall is expected to be in upon conclusion.
- Explained organization's smoking policy.
- Explained organization's alcohol policy.
- Explained proper use of:
  - Cooking Appliances
  - HVAC Units
  - Automated Devices
  - \_\_\_\_\_
  - \_\_\_\_\_
- Explained all safety rules.

The above information has been explained to me and I have had the opportunity to ask any questions that I may have.

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

Member Conducting Walk through: \_\_\_\_\_

# NO PARKING

## IN FRONT OF FIRE HALL

**There is absolutely no parking  
on the concrete pad  
directly in front of the fire station!**

Fire apparatus exit our station frequently. A blocked station will result in delay of response to any given emergency!

Vehicles on the pad are subject to immediate tow and possible loss of security deposit!

The tenant is responsible to be sure the fire station is free from vehicles during their rental event.