

Community Room

Hall Rental Lease

DATE: _____

I. LESSOR: Middletown Fire Co.No.1
P.O. Box 4257
425 S. New Middletown Road (Rt. 352)
Elwyn, PA 19063
(610)-566-0723
Website: www.middletownfirecompany.com

II. LESSEE: _____
Address: _____

Phone: _____

III. PREMISES: Lower Floor of the Middletown Fire Co.No.1 designated as the
“Community Room”. Not to include use of private offices or Ground Floor or Engine
Room.
Lease _____ will _____ will not include use of tables and chairs

IV. DATES: Lease to be for the _____ day of _____, 200 _____
Lease to begin at _____AM/PM and to end at _____ AM/PM

V. RENTAL AMOUNT: \$225.00 _____

VI. SECURITY DEPOSIT: \$ 75.00 _____

VII. RESERVATION FEE

VIII. PURPOSE OF LEASE: _____

IX. MAXIMUM OCCUPANCY:
Fifty (50) Persons Seated at Banquet Tables

One Hundred (100) Persons Seated for Lecture\Classroom activity, or Standing

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X. DUTIES OF THE LESSOR:

- 1. The Lessor shall furnish the premises, light, heat\air conditioning and the Community Room Bathroom Facilities.**
- 2. The Lessor shall have designated doors to the premises open one hour prior to the commencement of lease.**
- 3. The Lessor shall make available its tables and chairs located on the premises as requested by Lessee. Lessor shall set up and break down the tables and chairs.**
- 4. The Lessor shall provide ordinary clean up at the end of the lease.**

XI. DUTIES AND UNDERSTANDING OF THE LESSEE:

- 1. The Lessee shall pay the Reservation Fee at the signing of this lease. Said fee shall be applied toward the Rental Amount. Said fee is non-refundable.**
- 2. The Lessee shall pay the Security Deposit and Rental Amount in full at least ten (10) days prior to the commencement of the lease date. Failure to pay on time shall result in termination of this lease without notice at the option of the Lessor. The Security Deposit shall be returned to the Lessee within thirty (30) days of the expiration of the lease, minus any deductions for damages, extra ordinary cleanup expenses or other obligations or liabilities of the Lessee.**
- 3. The Lessee shall be solely responsible for any loss of personal property by Lessee or any Lessee's guests, patrons, employees, agents or workmen.**
- 4. The Lessee shall be solely responsible for any damages to the premises caused by Lessee's guests, patrons, employees, agents or workmen.**
- 5. The Lessee shall be solely responsible for any personal injuries sustained by Lessee or Lessee's guests, patrons, employees, agents or workmen.**
- 6. The Lessee shall not use the premises for any activity prohibited by law or statute.**
- 7. The Lessee shall not do or permit anything to be done which will in any way increase the risk of fire in the building.**
- 8. The Lessee shall not sell or serve alcoholic beverages without first securing a permit for the Pennsylvania Liquor Control Board or any other appropriate governmental agencies, should such a permit be necessary. The Lessee shall not serve, allow to be served or cause to be served alcoholic beverages to any**

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minors under the age of twenty-one (21). The Lessee shall not permit anyone who is visibly intoxicated to be served alcoholic beverages. It is understood the Lessor, its agents, members, employees and workmen are not in any manner responsible for or expected to serve alcoholic beverages. Service of alcoholic beverages, if any, is solely the responsibility of the Lessee.

9. Lessee is responsible for Lessee's conduct and the conduct of all Lessee's guests, patrons, employees, agents and workmen. Should anyone create a disturbance or otherwise be in breach of this lease, the Lessor reserves the right to terminate this Lease at any time without refund to Lessee.
10. Lessee shall promptly vacate the premises and property upon termination of this lease.
11. This Lease may not be assigned or sublet.
12. Lessor reserves the right to enter the premises at any time during the lease period.
13. Lessee agrees to indemnify and hold harmless for any breach of this Lease by Lessee.
14. This Lease contains the entire agreement and understanding between the parties and there are not other agreements or understanding, expressed or implied.

IN WITNESS WHEREOF, and intending to be legally bound, the parties herein set their hands and seals below.

Middletown Fire Co.No.1

By: _____
Agent for Fire Company

Lessee