



PO Box 82 or 17010 S. Vaughn Rd. KPN • Vaughn, WA 98394
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AGREEMENT FOR ANNUAL USE OF PREMISES

EVENT

Purpose			
Rental Sum		Payment Term	Monthly

RESPONSIBLE PARTY

Organization					
Contact					
Address					
City		State	WA	Zip	
Phone		Cell			
Email				Add to e-news list?	<input type="checkbox"/>

RENTAL FEES

Room	Day(s) of the Week	Hours	Notes
Gymnasium			
Whitmore			
Kitchen			
Library			
VFW			
Combo			
Other (Museum)			

CONTRACTED USE DETAILS

Special use:	
Exclusions:	

TERMS OF AGREEMENT

1. RENTER hereby agrees to rent the portion(s) of the Key Peninsula Civic Center building(s) noted above for the agreed upon period of one (1) year beginning January 1, 2017 and ending December 31, 2017. Yearly rentals entered into after January 1 will be prorated to conform to the calendar year.
2. RENTER will use the premises as set forth previously for the agreed time(s) and rental amount. Additional use of the premises and rental fees for such must be scheduled and/or contracted separately. Rent will be payable each month, due by the 5th, or annually by the 5th day of the month in which the contract commences. Rental payments will be considered delinquent on the 6th day of the month, unless other arrangements are noted in the contract. A late charge of \$50 will be assessed for each day of delinquency.
3. RENTER agrees to maintain the premises in a clean and respectable condition during the period of the lease. RENTER will clean the used areas in accordance with the requirements and standards of the Key Peninsula Civic Center Association (KPCCA). A fee of \$25 per hour will be assessed if the KPCCA staff has to perform any cleaning responsibilities as a result of the contracted rental.
4. RENTER has examined the premises and accepts it in the present condition, except as may be expressly agreed upon between the parties in writing and attached to this lease agreement.
5. RENTER shall not allow the premises to be used for any other purpose than is set forth previously, nor use any part of the premises in violation of law, ordinance or governmental regulations, nor use any part of the premises for any purpose determined to be hazardous by the KPCCA's insurance carrier.
6. RENTER agrees to repair, or replace immediately, at the RENTER'S expense, all damage occurring to the premises, fixtures or equipment during the time of the lease and caused by anybody participating in the use agreed to by this agreement.
7. All personal property brought onto the premises shall be at the risk of the RENTER, or the owner of the personal property. The RENTER shall hold the KPCCA harmless from any claim for damages to said property.
8. RENTER agrees to pay costs and reasonable legal fees in the event there should be any default in any of the terms of this agreement, and a lawsuit is commenced.
9. No waiver of any covenant of this lease by the KPCCA shall be deemed to constitute a continuing waiver by the KPCCA of any condition or covenant, or subsequent breach of condition or covenant of this lease.
10. RENTER acknowledges that the KPCCA does not carry liability insurance naming the renter as insured for accidents, injuries, or incidents occurring because of the RENTER's use of the premises, or RENTER's activities off the premises.
11. Tenant agrees to provide Landlord annually with a Certificate of General Liability insurance providing \$1,000,000 Bodily Injury and Property Damage limits naming KPCCA and KPCCA employees, officers and directors as Primary-Non Contributory Additional Insured.
12. Tenant agrees to Defend, Indemnify and Hold Harmless KPCCA and the KPCCA employees, officers and directors from any and all Bodily Injury or Property Damage claims occurring on, or in, the premises or facilities resulting from the use of premises or facilities by Tenant or Tenant's quests, employees, invitees, or visitors excepting for claims resulting from the Sole negligence of the Landlord.
13. RENTER shall have one (1) fundraiser during the rental year benefitting the KPCCA, with proceeds totaling at least \$500, and/or provide 100 hours of volunteer/service time. The size and scope of this fundraiser or service time will be negotiated with the KPCCA. **Renter will also publicly recognize KPCCA for providing rental space at a discounted rate.**
14. RENTER agrees to provide the KPCCA with one representative as a non-voting member of the KPCCA Board, who will attend the board meetings on the second Thursday of each month.
15. RENTER agrees to furnish a contact person responsible for all communications between the RENTER and the KPCCA.
16. The KPCCA reserves the right to alter the meeting place of the user group in lieu of scheduling conflicts. Sufficient notice will be given and alternate meeting space will be offered, if available.
17. Either party may vacate this lease upon receipt of written 30-day notice.
18. This constitutes the entire agreement between the parties and may be modified only by an agreement, in writing and signed by both the RENTER and the representative of the KPCCA.

By signature, the RENTER and the KPCCA have executed this Agreement for Annual Use of the premises on the day and year noted below.

	Print Name	Signature	Date
RENTER			
KPCCA			
KPCCA			