

TERMS OF AGREEMENT:

1. RENTER hereby agrees to rent the portion(s) of the building noted previously for the agreed period of one (1) year beginning _____, and ending _____. 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 noted previously. Additional use of premises and rental fees for such use must be scheduled separately. Rent will be payable each week or on the first day of each month or within the first five (5) days of each year. Monthly payments will be considered delinquent on the fifth day of the month. A late charge of \$50.00 will be assessed for each 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.
4. RENTER has examined the premises and accepts 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 for any purpose determined to be hazardous by the KPCCA's insurance carrier.
6. RENTER agrees to repair or replace immediate, at 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 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 agrees to hold the KPCCA harmless for any actions and/or claims arising from any negligence resulting from the uses herein.
11. RENTER shall have one (1) fundraiser during the rental year for \$500 and/or provide service time of 100 hours. Raised monies and/or time will be donated to the KPCCA. The size and scope of this fundraiser or service time will be negotiated with the KPCCA.
12. RENTER agrees to provide the KPCCA with one representative as a voting member of the KPCCA Board, who will attend the board meetings on the second Thursday of each month.
13. RENTER agrees to furnish a contact person responsible for all communications between the RENTER and the KPCCA.
14. The KPCCA reserves the right to alter the meeting place of user group in lieu of scheduling conflicts. Sufficient notice will be given and alternate meeting place will be offered, if available.
15. 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 KPCCA.
16. Either part may vacate this lease upon receipt of written 30-day notice.

By signature, the RENTER and the Civic Center have executed this Agreement for Single Event Use of premises on the day and year noted below.

SIGNATURES	Print Name	Signature	Date
RENTER			
Civic Center			