



**ANNE ARUNDEL COUNTY
FRATERNAL ORDER OF POLICE®,
MARYLAND LODGE #70**

1311 GENERALS HIGHWAY, CROWNSVILLE, MARYLAND 21032
1-410-987-1723, FAX 410-923-0788

O'Brien Atkinson
PRESIDENT

Suzanne Henkel
SECRETARY

F.O.P. #70 Lodge Hall Lease Agreement

This lease made on _____(date) by and between the Fraternal Order of Police, Anne Arundel County Lodge 70 Incorporated hereinafter called "Lessor" and _____ hereinafter called "Lessee."

In consideration of the payment of the rent and the agreements hereinafter contained, the said parties, covenant and agree as follows:

1. Lessor does hereby lease to Lessee and Lessee does hereby lease from Lessor that portion of the building located at 1311 Generals Hwy Crownsville, Anne Arundel County, Maryland 21032, which consists of the first floor, beginning on _____ at _____ o'clock and terminating on _____ at _____ o'clock.
2. Lessee represents that such premises are being rented for the purpose of _____ and for no other purpose without the written consent of the Lessor endorsed on this lease.
3. Lessee shall not attempt to operate or use, or permit any person to operate or use, any kitchen appliances without the written consent of the Lessor endorsed on this lease.
4. Lessee shall be afforded the use of the ice machine and the left side of the refrigerator in the kitchen.
5. Lessee shall not attempt to operate or use, or permit any person to operate or use, any audio visual equipment owned by the Lessee, including but not limited to the stereo/amplifier, the digital cable box, the LCD projector, and the projection screen without the written consent of the Lessor on this lease.
6. Lessee shall not smoke, or permit any person to smoke inside the premises.
7. Lessee shall have the right of ingress and egress as per the direction of the Lessor and acquires no other right in any other part of the building than the part so specified by the direction of the Lessor.

8. Lessor agrees to permit said Lessee upon faithful performance of the terms and covenants of this lease, to peaceably and quietly have, hold, and enjoy the use of said premises for the purpose and for the term aforesaid.
9. Lessee shall pay at least 7 days prior to the above lease date to the said Lessor at the Lessor's office at 1311 Generals Hwy. Crownsville Md 21032 for use of the first floor in the sum of: _____.
10. Lessee shall quit and surrender the premises and all equipment contained therein to Lessor at the end of the aforesaid term in the same condition as at the date of the commencement of this lease, ordinary use and wear thereof only excepted.
11. Lessee shall abide by and conform to all rules and regulations from time to time adopted or prescribed by Lessor.
12. Lessee covenants and agrees to save Lessor harmless and to indemnify Lessor against any claims or liabilities that may arise or accrue by reason of the use by the Lessee of the rented premises.
13. Lessee shall comply with all of the laws of the United States, State of Maryland, and ordinances of Anne Arundel County, and all rules and requirements of the police and fire departments or other municipal authorities of Anne Arundel County.
14. If Lessee is not an Active Member of the Fraternal order of Police Anne Arundel County Lodge 70 Incorporated, Lessee will obtain, and pay for, bodily liability and property damage insurance that will protect the Lessor and Lessee in the amount of One Million Dollars (\$1,000,000.00) for bodily injury and One Hundred Thousand Dollars (\$100,000.00) for property damage and will provide Lessor with a copy of said insurance agreement at least 7 days prior to the above lease dates. Said insurance agreement must also list the Lessor as an additional assured. Said Lessee will obtain all necessary permits and licenses that are necessary.
15. Lessee will not do or suffer to be done anything on the premises during the term of the lease in violation of any such laws, ordinances, rules, or requirements. If the attention of the Lessee is called to any such violation on the part of the Lessee or of any person employed by or admitted to said premises by Lessee, Lessee will immediately desist from and correct, or cause to be corrected, such violation.
16. Lessee or its agents, servants, employees or invitees shall not injure, nor mar, nor in any manner deface the premises or any equipment contained therein, and shall not cause or permit anything to be done whereby the premises or equipment therein shall be in any manner injured, marred, or defaced. Lessee will not drive or permit to be driven nails, hooks, tacks, or screws into any part of the building or equipment.

17. If the premises or any portion of the leased premises or any equipment contained therein during the term of the Lease shall be damaged by the act, default, or negligence of the Lessee, or the Lessee's agents, employees, patrons, guests, or any person admitted to the premises by Lessee, Lessee will pay to Lessor upon demand such sum as shall be necessary to restore the premises or equipment contained therein to its present condition.
18. Lessee hereby assumes full responsibility for the character, acts, and conduct of all persons admitted to the premises or any portion of said premises by the consent of Lessee or by or with the consent of any person acting for or in behalf of Lessee.
19. Lessee shall not admit to the premises a larger number of persons than the seating capacity thereof will accommodate, or can safely or freely move about in the rented area or permitted by law.
20. Lessee shall not do, or permit to be done, anything in or upon any portion of said premises, or bring or keep anything therein or thereupon, which will in any way increase conditions of any insurance policy liability insurance upon the building or property kept therein, or in any way conflicts with the regulations of the police or the fire department, or with any rules, regulations, or ordinance of Anne Arundel County Maryland, or in anyway obstruct or interfere with the rights of other tenants in said building or injure or annoy them.
21. Lessee understands and hereby specifically agrees that Lessor does not furnish any staff not otherwise provided for in the lease.
22. In case of said leased premises, or the building in which the leased premises is a part thereof, or any part thereof shall be destroyed or damaged by fire or other cause, or if any other casualty or unforeseen occurrence renders the fulfillment of the lease by Lessor impossible, including without limitation thereto, requisitioning or condemnation of leased premises, or the said premises are sold under threat of condemnation, then and thereupon this lease shall terminate and Lessee shall pay rental for said premises only up to the time of said termination at the rate herein specified and Lessor hereby waives any claim for damages or compensation should this lease be so terminated.
23. Lessee has the right to terminate this Lease by giving written notification to the Lessor at least 7 days prior to the above lease date. If written notification is received at least 7 days prior to the above date, Lessor shall provide Lessee a full refund of any and all monies received by Lessor as consideration for this lease. If written the Lessor does not receive notification at least 7 days prior to the above Lease date, Lessee shall forfeit any security deposits made toward the payment of the rent, and Lessor shall refund the difference between the security deposit and any other monies received by Lessor as consideration for this lease.

24. Lessor reserves the right to evacuate the leased premises during any activity in progress where it is deemed necessary for the safety of the general public.
25. Lessor shall not be responsible for any damage or injury that may happen to Lessee or to Lessee's agents, servants, employees, patrons, guests, or their property, from any cause whatsoever prior to, during, or subsequent to the period covered by this lease. Lessee hereby expressly releases Lessor from, and agrees to indemnify Lessor against, any and all claims for such loss, damage, or injury.
26. All terms and conditions of this lease shall be binding on the parties, their heirs, personal representatives, and assigns, and cannot be waived by an oral representation or promises of any agent or other person of the parties hereto unless the same be in writing and mutually signed by the duly authorized agents who executed the lease.
27. This lease shall be construed under the Laws of the State of Maryland.

In witness whereof, the parties have executed this lease the day and date above written.

Witness: Fraternal Order Of Police Anne Arundel County Lodge 70, Inc.

_____ By: _____

(If the Lessee is an individual, the following shall be executed)

_____ By: _____
(witness) (individual)

(If the Lessee is a partnership, the following should be executed)

_____ By: _____
(witness) (partner)

(If the Lessee is a corporation. The following should be executed)

_____ By: _____
(witness) (president)