

LEEDY GRANGE #339
835 N.W. Saltzman Road, Portland, OR 97229
HALL RENTAL AGREEMENT

Rental agreement made on _____ (date) between Leedy Grange "owner" and _____ "renter" for the period commencing at (time) _____ (date) _____ and expiring at (time) _____ (date) _____

THE PARTIES AGREE AS FOLLOWS:

This rental shall include the use of ___ kitchen ___ dining room ___ front hall. Restroom use is included in any rental.

Payment by renter is due with execution of this agreement. The renter shall pay \$ _____ for each day the hall is occupied, and/or \$ _____ for _____ hours. In addition, there is a one-time \$250 fee as a damage and cleaning deposit, which is subject to retention/refund by the owner as provided below.

The Grange Hall shall be used by the renter solely for the purpose of _____

_____ and the renter shall not use, or allow use of the Grange Hall, or its premises, for any other purpose or in violation of any law, ordinance, or governmental regulation, or for any purpose that is in any manner hazardous to the Grange Hall or unsafe to any occupants.

National Grange Law prohibits any alcoholic beverages in a Grange Hall or on any of the Grange premises at any time. The user agrees that this provision has been read and further affirms that no alcoholic beverages or any other intoxicating substance will knowingly be permitted in the Grange Hall or on Grange premises. It is further agreed that any appointed Representative of the Grange may, at any time, inspect premises and if any alcoholic beverage or other intoxicating or controlled substance is evident, the Grange Representative shall reserve the right to immediately stop any activity, close the hall, whereby all USE fees and/or deposits paid by the USER will immediately be forfeited if violations are not immediately rectified.

Renters agree to dispose of any garbage generated by their use by removing it from the Grange premises.

The renter shall maintain order throughout the rental period and shall not engage in, or allow others to engage in, any event or conduct in the Grange Hall, or on its premises, which may cause harm, injury, or damage to persons or property.

The renter shall secure from the public agencies having jurisdiction, any license or permit required as to any activity or purpose for which the Grange Hall, or its premises, are to be used, and shall pay any cost or fee required for such license or permit.

Upon expiration of the rental period, the renter shall return the Grange Hall and its premises to the owner in the same condition as at commencement of the rental period. The \$250 deposit fee is returned if the hall is clean and there is no damage to Grange property. If the use of the Grange Hall by the renter results in damage to the hall, or any of its contents furnished by the owner, the renter shall be liable to the owner for the amount of such damage. The owner shall apply the damage deposit referred to above, as or toward payment of such damage; and if the amount of such damage exceeds the amount of the deposit renter will pay such excess promptly upon

demand by the owner. If the renter fails to supply such excess amount when so demanded, and the owner brings suit against the renter to recover same, in addition to any amount awarded the owner by the court for such damages, the owner shall be entitled to be awarded its cost and reasonable fees of attorney in such suit.

The renter shall defend, indemnify, and hold owner harmless with respect to any and all claims and demands which may arise at any time out of the use of the Grange Hall by renter. This agreement must be accompanied by a signed and witnessed Indemnity Agreement.

The renter shall provide a certificate of insurance covering the event (an insurance "rider") with Leedy Grange #339 listed as additional insured for the period of the rental in an amount no less than \$1,000,000 (one million dollars).

The Grange Hall, and premises, may be inspected by the rental chairman, master, or other appointed person, at any time during the occupied period.

Additions or exceptions to this contract are: _____

The renter acknowledges that they have examined the Grange Hall, and its entire premises, and are satisfied with the condition thereof and rely completely upon such examination, and not upon representation or promise of owner, or any other person, in renting the Hall.

The Grange property shall not be moved without prior permission. No nails, staples or fasteners shall be used on the walls or any part of the Grange Hall. Existing nails or fasteners may be used and transparent tape may be used on the paneling. All tape and any residue must be removed as part of the cleaning after the event.

This contains the entire agreement and understanding between the parties relating to the Grange Hall and its premises. No modification or claimed waiver shall be binding upon any of the parties unless in writing made after the date hereof making specific reference to this agreement and signed by the owner and the renter.

Signed by

Title

Leedy Grange #339

Owner

Signed by

Address

City, state, zip

Daytime phone

Evening phone

Cell phone

Email address