

Harvard Sportsman's Club Renter's Agreement

THIS renter's agreement dated _____

BETWEEN:

Harvard Sportsman's Club Landlord

OF THE
FIRST PART

P.O. Box 201 21226 U.S. Hwy 14

Harvard, IL 60033-8768

(the "Landlord")

- AND -

_____ Renter

OF THE SECOND PART

Address: _ _ _ _

_Harvard, IL _____

Telephone: _____

(collectively and individually the
"Renter")

IN CONSIDERATION OF the Landlord leasing certain premises to the Renter, the Renter leasing those premises from the Landlord and the mutual benefits and obligations provided in this rental agreement, the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this rental agreement agree as follows:

Rented Premises

The Landlord agrees to rent to the Renter the Harvard Sportsman's Clubhouse described as 21226 U.S.Hwy 14 Harvard, IL 60033, (the 'Premises') for use as rental premises only. The Premises are more particularly described as follows: Neither the Premises nor any part of the Premises will be used at any time during the term of this rental agreement by Renter for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a meeting hall..

Activity

In order to rent the Sportsman's club any member must be in good standing with the club.

Call 815-790-8897 or e-mail request to jonaagesen@hotmail.com with date and or alternate.

Upon confirmation of date timely submission within 5 working days of a \$100.00 dollar deposit is required to reserve the club all payments and deposits are to be sent to Harvard Sportsman's Club P.O. Box 201 Harvard, IL 60033.

When the date for the event is here the renter agreement must be completed and signed by the member renting the club and any other parties involved or the not for profit entity leader. All members making rental payment need to include a self-stamped addressed envelope for the return of the deposit.

Rules

The club is to be review by the renter upon initial entry please check for any problems call 815-790-8897 if any exist.

The club is to be returned in the same clean condition as it was received including bathrooms, kitchen, main room, equipment room and grounds.

Kitchen access is limited to use of stove, ovens, microwave and refrigerator.

Any serving equipment, plates or silverware is expected to be washed and return to the proper drawer or cupboard.

All kitchen sinks are to be cleansed including drain traps or strainers in the sink.

Use of the outdoor sign is allowed providing you return the outdoor letters back to the file drawer in the kitchen.

Phone is for emergency use only and has local access only.

Please remember to set thermostat to 50 during the winter and 80 in the summer and switch off air conditioning when the event is completed.

Brooms and mops need to be returned to the broom closet room.

When returning the key an inspection of the club will occur within 24 hours and upon confirmation of the club's clean condition your deposit will be mailed to your home address.

During in climate weather there may be delays in plowing the parking lot.

Any mechanical or electrical problems are to be reported as soon as possible.

Terms

- The term of the rental agreement commences at __12/26/14__ on __06:00 AM__ and ends at __12/28/14_ on ____06:00PM____.
- Should the Renter remain in possession of the Premises with the consent of the Landlord after the natural expiration of this rental agreement, the same rules in effect during the rental agreement remain in effect.
- Subject to the provisions of this rental agreement, the rent for the Premises is \$200 per day

- The Renter will pay the Rent and deposit on or before access is granted to the Premises.
- **The renter will remove all decorations including all tapes, strings, nails, staples holding the decorations in place after event or forfeit the deposit.**

Security Deposit

- On execution of this rental agreement, the Renter will have paid the Landlord a security deposit of \$ 100 (the 'Security Deposit').
- The Landlord will return the Security Deposit at the end of this rental agreement after confirmation that the club is clean and in proper order and no equipment or property is missing or broken, less such deductions as provided in this rental agreement nor for any deduction prohibited by the Act. Security deposit will be returned to Renter within 10 business days if the club is confirmed to be clean and in good condition and the rental key is returned.

For the purpose of this clause, the Landlord may charge the Renter for professional cleaning and repairs if the Renter has caused damages or loss and not made alternate arrangements with the Landlord.

- The Renter may not use the Security Deposit as payment for the Rent.
- If liability insurance is not presented and alcohol is found to be served at the rental event the renter failure to provide coverage may include request to not serve alcohol or cancelling the event. The renter assumes all liability to any or all damages or penalties and all legal expenses, fines or rewards. Harvard Sportsman's Club does not have dram shop coverage for non-club events so if alcohol is being served on the date requested at the club, you must furnish a liability insurance policy with min \$1,000,000.00 coverage to be presented when picking up the key.
- It is the renter's responsibility to remove all personal items from the clubhouse and property that belong to the renter. Any personal property left without timely notice (72 hours or less) is considered forfeited property now belonging to the Harvard Sportsman's Club.
- **The renter will abide by the requirement that any use of the stove, ovens requires the engagement of both kitchen exhaust fans located above the stove and ovens. Failure to follow this agreement will result in the renter to be liable for any damages or repairs needed due to failure to follow the requirement. Including full replacement cost of the fire suppression system in the kitchen hood area.**

Noise and Disruptive Activities

All Renters are asked to keep noise such as music etc. to respectful volume during the rental. However any liability for any noise or disruptive complaints or activity remains with the renter.

Signed Harvard Sportsman's Club Representative

_____ Date _____

Renter/member

_____ Date _____

Access for decorations and set up on Friday all day. JA