

IRA TOWN HALL RENTAL AGREEMENT

The Town of Ira, (hereinafter the "Town") and _____

_____, of _____
(Address)

(Hereinafter the "Renter") agree as follows:

1. Premises: The Town rents to Renter the Town Hall located in the Town of Ira, Vermont.
2. Purpose: Renter shall use the above described premises for the sole purpose of: _____

_____.
3. Date & Term: The date of this use will be _____ and the term is from _____ o'clock (am/pm) until _____ o'clock (am/pm).
4. Rent: The total rent under this Rental Agreement is as follows: A deposit of \$75.00 is due prior to obtaining the key. The cost of the hall is \$150.00 for Ira Residents and \$275.00 for non-residents. Two (2) separate checks shall be written one for the deposit and the second for the rental fee. Checks will be made payable to the Town of Ira.
5. Security Deposit: Following the rental, the Town will inspect the premises. If Renter and guests have not caused any damage to the premises, the Town will return the rental deposit to the Renter by first class mail.

If Renter and his/her/their invitees have caused damaged to the premises, the Town may retain all or a portion of the rental deposit. If the Town retains any of the rental deposit, it shall give written notice to Renter, specifying the amount retained and the reason therefore. The Town's remedies for damage shall not be limited to retention of the security deposit and it may pursue any other remedies authorized by law to recover its loss.

6. Obligations of Renter: At the end of the rental term, Renter shall return the premises in a neat, orderly, and clean condition. If there is damage done, Rental must report it to the Town Select Board and discuss corrective action before any work is done. Rental shall remove all garbage from the hall. Renter must sweep the hall and kitchen area. Upon leaving the premises, Rental shall be responsible for turning off the lights and locking all doors. If in colder weather, turn furnace down to 52°. No smoking is permitted in the Town Hall at any time. There must be no parking on the lawn. If alcoholic beverages are to be served, Renter must provide a certificate of insurance of insurance for general liability to the Town, or, provide for a fully-licensed, insured server to handle the serving of alcoholic beverages.
7. Indemnifications: Renter shall and hereby agrees to defend, indemnify and hold the Town harmless from and against any and all losses, costs, damages, expenses, including attorney fees, and liability arising by reason of injury to or death of any persons, or damages to or destruction of any property, caused by Renter's act, omission, or neglect or any act, omission, or neglect of Renter's invitees or other persons in, upon, or about the premises at Renter's invitation or consent.

- 8. Assignment: This Rental Agreement is not assignable to any other person or entity.
- 9. Restrictions: The following restrictions shall apply to Renter's use of the premises and Renter agrees that:
 - a. Occupancy of the premises by Renter and Renter's invites shall not exceed seventy-five (75) persons;
 - b. If alcoholic beverages are served, Renter, Renter's agents or invites shall not provide such beverages to persons under the age of twenty-one (21) or to persons who are already intoxicated or are apparently intoxicated. Renter shall require identification of all persons of questionable age prior to providing them with alcoholic beverages outside;
 - c. Renter shall not charge admission to any persons on the premises. However, this restriction shall not apply to non-profit organizations.
 - d. Renter, Renter's agents or invitees shall not provide sexually explicit entertainment.
- 10. Cancellation: This Rental Agreement may be cancelled by the Renter by at least five (5) day's advance written notice to the Select Board, c/o the Town Clerk.

Dated at Ira, Vermont this _____ day of _____, 20____.

 Renter

 Renter

Dated at Ira, Vermont this _____ day of _____, 20____.

 Select Board (at least 2 signatures required)