

Charter Township of Ironwood
N10892 Lake Rd.
Ironwood, MI 49938
(906)932-5800

Lease of Township Property Agreement

LEASE AGREEMENT, made this ____ day of _____, 20____, by and between the Charter Township of Ironwood, a Michigan Municipality, hereinafter designated "Lessor," and _____, hereinafter designated "Lessee,"

WITNESSETH:

In consideration of the covenants and conditions hereinafter contained, it is hereby agreed by and between the parties hereto as follows:

1. The Lessor hereby lets and leases unto the Lessee, the following described premises owned by the Township, for the following period or periods:
 - a. The Gym Gym and Kitchen Basement with kitchen facilities at the Township Hall. Other: _____
 - b. On the _____ day of _____, 20____, from _____ o'clock (a.m.)(p.m.) to _____ o'clock (a.m.)(p.m.). From 12 midnight to 5:00 A.M. gym is closed.
2. Said premises may be used for _____ and for no other purpose, without the written consent of the Lessor.
3. The Lessee shall pay, in advance, as rent thereof, the amount of \$_____ and the deposits of \$ 150.00 (\$75.00 security Deposit, \$75.00 cleaning deposit-see enclosed cleaning deposit checklist), for the sum of \$ 150.00 to help defray the cost of maintenance, utilities and upkeep of said premises. (\$_____ on or before the _____ day of _____, 20____.)
4. The Lessee shall not assign, transfer or sublet this lease on said premises or any part thereof, without the written consent of the Township.
5. The Lessor shall furnish staff and labor as in its judgment is required by the Lessee's activities. These will be billed at the current rates and Lessee shall pay for them upon presentation of detailed invoice. All such employees required and utilized in the presentation of the event(s) as above described shall be considered employees of the Lessor.

Where no staff or labor is to be furnished by Lessor, Lessee shall be liable and responsible for all janitorial, maintenance and cleaning personnel necessary to prepare the premises for the scheduled activity and necessary to restore the same to an equal or better condition than prior thereto immediately following such activity.

6. The Lessee agrees to conduct its activities upon the premises so as not to endanger any person lawfully thereon and to indemnify and save harmless the lessor against any and all claims for injury to person or property (including claims of employees of the lessee or any contractor, subcontractor, or invitee) arising out of the activities contracted by the lessee, its agents, members or guests, or invitees. If liquor is serviced during lessee's use of the premises, lessee shall procure appropriate licenses and insurance coverage, commonly referred to as "Host Liquor Liability Insurance" which provides coverage for damages and injuries arising out of a lessee's serving of alcoholic beverages at the Township Hall. The lessee shall furnish lessor with copy of insurance contract.

7. Lessee shall comply with all laws of the United States, of the State of Michigan, and all ordinances, rules and regulations of the Township, and Lessee will not do nor suffer to be done anything on said premises in violation of any such laws, ordinances, rules and regulations.

8. Lessee agrees to take out and pay for any permits and licenses required by any government authority and to pay any tax, or taxes, including amusement tax, incidental to the use of the demised premises under this lease.

Tenant Signature

Township Official

Address

Key Given Date

Phone #

Date Key Returned