



The Manchester Fire Engine & Hook and Ladder Co., No. 1

P.O. Box 416 • Manchester, Maryland 21102
 Fire Calls: 911

RENTAL AGREEMENT

Agreement between Lessor: _____ and Lessee:
 THE MANCHESTER FIRE ENGINE
 AND HOOK AND LADDER
 COMPANY No. 1

1. Whereas, this is the _____ day of _____ in the year of _____, the Lessor, for the value considered and promise to pay (as further detailed), hereby permits use to the Lessee as described in the following:

Full Hall Rental	(\$800)	\$
Use of Kitchen	(\$200)	\$
Use of Bingo Machine	(\$100)	\$
Use of Chance Wheel	<u>(\$50)</u>	\$
	SUBTOTAL	\$
Security Deposit	(\$100)	\$
	TOTAL	\$

The rental will be constrained to the dates of: The _____ day of _____ until the _____ day of _____ in the year of _____ from _____ until _____, and not to be on the premise past 1 am following the last day of _____ rental.

2. The rental price shall be (\$ _____). Lessor makes no representations as to the Rental Property, other than herein stated.

3. Lessee will pay Lessor the full rental amount of (\$ _____) thirty (30) days prior to the date of the lease. All sums to be received by Lessor in good funds, US currency with cash or check. Checks written to accounts with insufficient funds shall be levied an additional penalty of Fifty Dollars (\$50).

4. Security Deposit of One Hundred Dollars (\$100) shall be due at time of Contract. Cancellation within Thirty (30) Days of event shall result in forfeiture of Security Deposit.

5. Following shall constitute the full purpose of rental as stated by Lessee:
Failure of the Lessee to confine their use of the rental property to that stated above, shall result in forfeiture of security deposit AND levy of a Three Hundred Dollar (\$300) penalty at the discretions of the Lessor.
6. Lessee shall restore the premise to the order and condition comparable to that state in which the premise was found immediately prior to the commencement of rental period. This includes but is not limited to the arrangement of the tables and chairs, removal of trash from building and cleaning of any mess. Failure to fulfill this requirement to the satisfaction of the lessor shall result in the forfeiture of the security deposit.
7. Lessee agrees that Lessor shall not be responsible for any injuries or damages caused by or to any guest, agents, employee, invitee of the Lessee or the Lessee while upon the premises and agrees to indemnify and save harmless the Lessor from any claims arising there from.
8. Lessee shall acquire and hold a certificate of liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) which covers both the Lessor and Lessee against loss of any nature upon which either party could be held liable.
9. Lessee shall not permit smoking within the rental building. Failure to properly enforce said prohibition shall result in forfeiture of security deposit.
10. Rental of the Kitchen shall include and be limited to the use of all sinks, walk-in and up-right refrigerators, stoves, basic ovens and microwave. Use of Kitchen does not include commercial ovens, flat top griddle, dishwasher, deep fryers, meat slicer, dishes, pots, pans, kitchen utensils, any silverware nor anything not specifically noted for permitted use.
11. Kitchen shall be restored to the condition which it was found to the satisfaction of the Lessor. Damage to any part of the Kitchen or its contents resulting from the Lessee or any invitee of the Lessee shall be the responsibility of the Lessee. Should damage occur, Lessor shall be made whole with regards to the property to the satisfaction of the Lessor.
12. Rental of the Bingo Machine and /or Chance Wheel shall be limited to that of the machine or wheel designated for rentals. Damage to the Bingo Machine or Chance Wheel resulting from the user shall be the responsibility of the Lessee. Lessor shall be made whole with regards to the Bingo Machine or Chance Wheel to the Lessor's

satisfaction should damage occur. Lessee shall comply with any Maryland and Federal laws regarding gambling or games of chance.

13. Lessee shall acquire all beer or liquor licenses required by state or local laws, and shall be required to show proof of said license to Lessor. Lessee and all invitees shall comply will all Maryland Laws regarding the consumption of alcohol.

14. Lessee agrees that Lessor or its authorized agent shall have the right of observation and inspection during the period of the lease.

15. Lessee agrees that the Lessor shall have the ability to terminate the lease at anytime on the basis of dangerous activity, legally questionable activity or potential damage to property.

16. Lessee acknowledges that the rental property may be under video surveillance to be reviewed and shared by the Lessor. The Lessor is not obligated to share or forfeit any video surveillance footage to the Lessee.

17. This agreement shall be interpreted under the laws of the State of Maryland. Any litigation under this agreement shall be resolved in the trial courts of Carroll County, State of Maryland.

18. Lessor and Lessee further agree that time is of the essence, that this agreement is the whole of the agreement, and any promises or representations not here reflected are not part of this agreement.

Signed on this, the day of in the year of

Lessor:

Lessee:

Elwin Wagner, President

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