

RENTAL AGREEMENT

This agreement, entered into this _____ day of _____ between the
LAFORCHE KNIGHTS OF COLUMBUS HOME ASSOCIATION hereafter called the "K.C.
Home".

And _____ hereafter called the "
LESSEE".

Address: _____ Phone: _____

Rental Date: _____ Time: _____

Set up time: _____ Date: _____ KC#1114
Member# _____

WHEREBY, it is agreed as follows:

- The **K.C. Home** agrees to allow the **LESSEE** to use space of the Large Hall, Bar, Kitchen

For the purpose of a _____, and for no other purpose what so ever.

- The prescribed rental will be for a period of four(4) hours for a Fee of **\$800.00**
- 3 hours will be allowed to prepare the home in addition to the four-(4) hours listed.
- One (1) hour may be added with an additional Fee of **\$180.00**.
- Security must be provided for a Fee of **\$100**, if additional time is requested for hall a Fee of \$25 per hour will be needed for security.
- Air conditioners/heaters will be turned on one hour before the arrival time of the

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~~TOTAL RENTAL PRICE~~ \$900.00

party. Deliveries should be made at this time.

- The **LESSEE** agrees to pay the **K.C. Home** for the use of said premises the following sums:
 - **A \$275.00 Non-Refundable down payment to reserve the hall for the requested date and time is due at the signing of this agreement.**
 - **The unpaid balance of the rental fee and copy of the insurance certificate is due at least one month before the rental date. If not, this may cause a forfeiture of the date or the contract may be voided.**
 - **LESSEE is responsible for any and all physical damage to the home occurring during the rental.**
- Unless otherwise stated, the **K.C. Home** shall have complete and sole supervision.
- The **LESSEE** shall not have the right to assign this agreement or any rights hereunder nor to sublet said premises without the written consent of the **K.C HOME**.
- In the event that the premises are not vacated by **LESSEE** when herein specified at the end of the term, the **K.C HOME** is hereby authorized to remove from said **K.C. HOME**, at the expense **LESSEE** all goods, wares, merchandise and property of any and all kinds and descriptions placed therein by the **LEESSEE** and which may be then occupying the same, and the **K.C. HOME** shall not be liable for any damages or loss to such goods, wares, merchandise or other property which may be sustained either by reason of such removal or of place to which it may be removed, and the **K.C. HOME** is hereby expressly released from any and all such claims for damages of whatsoever kind or nature.

- The **LESSEE** shall use and occupy said premises in a safe and careful manner, it shall comply with all laws, rules, regulations and ordinances of the **K.C. HOME**, and any state, parish or governmental authority controlling or governing the demised premises or the operation therein, and all rules and regulations relating to the use of said **K.C. HOME**, it shall use said premises solely for the purpose herein provided, it shall not permit said premises, or any part thereof, to be used for any unlawful or immoral purpose or in any manner as to injure persons or property, said **LESSEE** shall not do any act or suffer any act to be done which will in any way mar, deface or injure any part of said **K.C. HOME**, and upon termination of this agreement, **LEESSEE** shall deliver up to said **K.C. HOME** the premises aforesaid in good condition and repair as the same shall be found at the beginning of the term hereof. The **LEESSEE** shall pay the **KNIGHTS OF COLUMBUS**, on demand such sum and shall be necessary to repair such damages as should occur during that period of use. **LEESSEE** agrees to provide, at its expense, all necessary license and permits required in accordance with law for the use of the premises as herein provided.
- The **K.C HOME** and its officers, agents, and employees engaged in the operations and maintenance of the **K.C. HOME** reserve the rights to enter upon and to have free access to said premises at any all times.
- The **LEESSEE** will at their own cost and expense, defend and protect the **K.C. HOME ASSOCIATION** against any and all claims and suits against the **K.C. HOME** for damages, for personal injury or property damages alleged to have resulted from any act or omissions, neglect or wrongdoings of **LEESSEE** or any of the officers, agents, representatives, guest, employees, invitees or persons contracting with **LEESSEE**, and will pay and save the **K.C. HOME** harmless from any and all actions, and judgments rendered against the **K.C. HOME ASSOCIATION** in any suit. The **LEESSEE** shall provide the **K.C. HOME ASSOCIATION** an insurance certificate indicating that public liability insurance is in force on the account of and for the benefit of the **LEESSEE** in the amount of \$ **300,000** each person, \$ _____ per occurrence, and \$ _____ property damages. Certificate of Insurance shall be provided to the **K.C. HOME** agent at least 2 weeks prior to the commencement of any program or activity in the **K.C. HOME** facilities.
- If default occurs on the part of the **LEESSEE** in the fulfillment of any of the terms, covenants or conditions hereof, or if the **LEESSEE** causes or permits any waste or

damages to be done to the premises, or any part thereof, or if **LEESEE** is adjudicated a bankrupt or an involuntary petition in bankruptcy is filed against it or any of its properties is seized upon, levy or execution, or if a dispute occurs between **LEESEE** and its employees, or between **LEESEE** and any union or group of employees by reason of the union affiliation or lack of union affiliation of persons employed by **LEESEE** or any one with whom **LEESEE** contracts, then the **K.C HOME** may at its option, forthwith terminate this **RENTAL AGREEMENT**, in such case, the rent hereunder, whether accruing before or after such termination, shall constitute an element of the **K.C. HOME** damage resulting from **LEESEE'S** default, except to the extent of any rent received by **K.C.HOME** from others for the same period of time less any expense to **K.C. HOME** in procuring same. Any remedy granted in this **RENTAL AGREEMENT** to the **LEESEE** shall be inclusive of all other remedies available to **K.C. HOME** in law or equity, and not exclusive thereof.

- The **K.C. HOME** shall not be liable for any damages occasioned by failure to keep said premises in repair, nor shall it be liable for any damage occasioned by plumbing, gas, water, steam, sewerage, heating, air conditioning, or electrical equipment, or the bursting or leaking of same, nor for damage arising out of water being upon or coming through the roof, openings, or otherwise.
- In the event that the premises leased hereunder, or any part thereof, should be so damaged or destroyed by fire or other cause without the fault of **LEESEE** as to prevent the use of the premises for the purpose and during the time specified hereunder, then this agreement shall terminate. In such event, **K.C. HOME** shall be paid for all items of expenses incurred by it hereunder and any rental accrued prior to such destruction or damage, but **LEESEE** shall be relieved of paying rent thereafter.
- The **USER** assumes all risk of damage to and loss by theft or otherwise of the fixtures, appliances or other property of the **LEESEE** or **LEESEE'S** exhibitors, contestants, and those contracting with **LEESEE** as well as employees, thereof, and **K.C. HOME** is hereby expressly released and discharged from any and all liability for such loss.
- The **LEESEE** agrees to all terms set forth in the following regulations:

- **OBSTRUCTION** - National Building Code No. 319.4e "Aisles shall be used only for passage to and from seats and shall be kept unobstructed at all times.

- **CONDUCT**- The Renting Organization is responsible for the conduct of its representatives and workers while in the **K.C. HOME**.

- **INSTALLATION**- The **LEESEE** shall not erect or operate on the premises, without written consent of the **K. C. HOME**, any machinery or equipment operated by electricity or other power. The **LEESEE** shall not use or permit the use upon the premises of any substance of an explosive or highly inflammable nature. The **LEESEE** shall not install any wires or electrical or other appliance, without the written consent of the **K.C. HOME**. Use of scotch tape or other adhesives, nails, tacks, screws or similar articles on walls or plaster surfaces is not allowed. All decorations shall be put up without defacing the building and shall be subject to the supervision and approval of the **K.C. HOME**.

- **LIGHTS**- Any special lights, or lighting fixtures, other than those in ordinary usage, shall be provided and paid for by the **LEESEE**.

- **EXHIBITIONS**- Exhibitions must be authorized by the **K.C. HOME**. Exhibitions which require the **K.C. HOME** doors to be open at other than scheduled meeting times involve **special reservations and charge**.

- **ICE**- Ice may be obtained from the **K.C. HOME** for **FREE**

- **NO CONFETTI/ NO BUBBLES** – No confetti or bubbles will be allowed in the **K.C. HOME**.

No waiver of any provision hereof shall be effective unless in writing signed by the **K.C.**

HOME, nor shall any such waiver be held to waive the provision on a subsequent occasion, nor be construed to constitute a waiver of any other provision hereof. This agreement contains the entire agreement between the parties, unless modified or amplified by an agreement writing executed by the **K.C. HOME** and the **LEESEE**.

IN WITNESS whereof, the parties have executed this instrument or caused it to be executed by their representatives duly authorized as of the date first mentioned.

LAFORCHE KNIGHTS OF COLUMBUS HOME

ASSOCIATION

BY: K.C. HOME MANAGER

LESSEE:

Rev. 8/2013