

# Kiwanis Club of Wisconsin Rapids Rental Agreement

This lease agreement is entered into and to be effected (today's date) the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Kiwanis of Wisconsin Rapids (landlord) and \_\_\_\_\_ (Renter, aka, signatory to this agreement).

Landlord does hereby lease and demise to the Renter and the Renter does hereby lease from the Landlord, the Kiwanis Club located at 3221 80th Street South, defined only as the main hall and restrooms, unless noted below, upon the following conditions to wit:

1. LEASE TERM, the term of the lease shall be for (rental date and time)

Date: \_\_\_\_\_ Start Time: \_\_\_\_\_ End Time: \_\_\_\_\_.

2. DAILY RENTAL rate shall be \$125 for up to 4 hours and \$175 for 4 hours or more per day. Total rental fee shall be: \$\_\_\_\_\_. Security deposit of \$75 is required. Security deposit will be fully returned if the checklist on page two has been completed before leaving the property and the condition of the facility is clean without any disrepair. Full security deposit or part thereof may be retained to cover expenses occurred to the Kiwanis Club as related to cleaning, disrepair, not adjusting the thermostat, etc. Payment and security deposit is due with contract upon renting. Within 30 days of date if cancelled, only the security deposit will be refunded. **Checks payable to Kiwanis.**

3. HUMAN SERVICE GROUPS RENTAL WILL BE DETEREMED ON A CASE-BYCASE SENARIO, AS WILL BE THE CHARGE.

4. USE OF LEASED PREMISES:

- a. Renter shall have a right to use the premises for activities appropriate to the following event \_\_\_\_\_.
- b. Renter shall be responsible for maintaining good order of persons using the facility during the time of occupancy. The Renter at the Renters expense will provide any special equipment or decorations. No nails, thumbtacks, or holes are to be put in any walls.
- c. The facility will be cleaned and left in good condition immediately after the Renter's event.
- d. Artifacts, photos, or any other Kiwanis possessions are not to be disturbed in any fashion. Potential loss of part or all of the Renter's deposition will result if damage occurs to any of the above.
- e. Kiwanis property is not to be taken outside.
- f. f. No usage of the kitchen facilities without prior arrangements with Kiwanis.
- g. Due to the closeness of the unattended, unguarded lake, the renter will hold the Kiwanis harmless in the event of injury or death as related to the lakefront. The

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renter will assure the landlord that there will be no unattended children outside of the building.

- h. There will be no firearms or illegal substances allowed anywhere on the premises, including the green area and parking lot.
- i. No smoking is allowed in the building.
- j. **No carry-in alcoholic beverages of any kind will be allowed.**
- k. Carry-in food is allowed, must obtain your own caterer.
- l. The bar may be rented for an additional charge of \$15.00 per hour per bartender. In addition, a minimum of \$50.00 in alcoholic beverages must be purchased.
- m. If the bar is rented, no carry-in beverage of any kind is allowed. There will only be a cash bar. No punchbowls are allowed.
- n. Prices of beverages will be the Kiwanis going rate at the time of rental.
- o. Premise must be cleaned and vacated by 12:00 midnight.

5. RENTER RESPONSIBILITIES (a portion to all of security deposit may be retained if not satisfied):

- a. Clean building to the same condition as before your event.
- b. Wipe down all chairs and tables and return to original locations.
- c. Inspect outside area if applicable.
- d. Remove all trash from the yard and/or building (including dirty diapers) and put in dumpster outside of building.
- e. Turn off all interior lights.
- f. Lock all access doors upon departure.
- g. Return thermostat to 62 (Sep - May) or 75 (Jun - Aug).

In witness whereof, the parties have hereunto set their hands to be effective on the date specified above.

Signatures:

LANDLORD: \_\_\_\_\_ DATE: \_\_\_\_\_

RENTER: \_\_\_\_\_ DATE: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

4-digit Access Code: \_ \_ \_ \_

**Mail contract with check to:**

**Josh Schoenick**

**5511 68<sup>th</sup> St S**

**Wis. Rapids, WI 54494**