

COMMUNITY CENTER RENTAL AGREEMENT

WHEREAS; The Borough of Helmetta (hereinafter referred to as the "Landlord") is the owner of certain premises located at 1 Brookside Place in the Borough of Helmetta County of Middlesex, State of New Jersey; and

WHEREAS; The undersigned (hereinafter referred to as the "Tenant ") desires to rent the above described facility.

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL COVENANTS AND PROMISES CONTAINED HEREIN, IT IS HEREBY AGREED AS FOLLOWS:

1. PREMISES. The Tenant agrees to rent from the Landlord and the Landlord agrees to rent to the Tenant that portion of the Helmetta Community Center located at the above specified address.

2. TERM. The rental agreement commences at _____ o'clock m. on the _____ day of _____, 20____ and terminates at _____ o'clock m. on the _____ day of _____, 20____ .

3. RENT. The Tenant agrees to pay \$ _____ as rent for the time period specified above, said rental shall be payable in full in advance of the above specified date. Tenant shall pay **Twenty Five Percent (25%)** of the total rent upon execution of this rental agreement and the remaining balance shall be paid prior to the date of the scheduled event or activity for which Tenant leases the subject premises.

4. USE OF PROPERTY. The Tenant may use the subject premises for the limited time set forth above. All uses of the property must be lawful and in compliance with all applicable rules, regulations and ordinances of the Borough of Helmetta and County of Middlesex, State of New Jersey.

5. HOLD HARMLESS AND INDEMNIFICATION AGREEMENT. The Tenant, its guests and invitees shall hold the Landlord harmless from and indemnify the Landlord against any and all claims arising out of or in connection with and in the course of the social activity or event sponsored or conducted by the Tenant. In the event that any lawsuit, claim or demand is asserted against the Landlord as a result of the activities of Tenant its invitees and guests during the course of this agreement, Tenant shall be responsible for all legal fees, costs, judgments and assessments arising therefrom which may be attributable to Landlord.

6. CARE OF THE PROPERTY. The Tenant has examined the Property, including all facilities, furniture, fixtures and appliances, and is satisfied with its present condition. The Tenant agrees to maintain the property in as good condition as it is at the start of this lease period, except for ordinary wear and tear. The Tenant must pay for all repairs, replacements and damages caused by the act or negligence of the Tenant or Tenants visitors, invitees and guests. The Tenant will remove all of Tenant's property at the end of the lease period and will clean the demised premises at the conclusion of the rental period. Any property that is left becomes the property of the Landlord and may be thrown out.

7. NO SMOKING. The demised premises is a smoke free facility and Tenant shall not allow any of its guests or invitees to smoke cigars, cigarettes, pipes or tobacco products of any nature whatsoever in the subject premises.

8. ALCOHOLIC BEVERAGES. The Landlord assumes no responsibility whatsoever for any person who consumes alcoholic beverages in or about the subject premises during the period of this lease. The Tenant shall provide the Landlord with a certificate of insurance for any event at which Tenant, its guests or invitees intends to serve distribute or consume alcoholic beverages.

9. SECURITY DEPOSIT. In addition to the rental specified above, Tenant shall deposit the sum of Two Hundred Dollars (\$200.00) with Landlord at the time of execution of this agreement as security for the faithful execution of the above specified covenants. At the conclusion of the event, if the premises are undamaged and returned to Landlord in a clean and orderly state, the security deposit will be refunded to Tenant.

10. INSURANCE REQUIRED. The Tenant, at Tenant's own cost and expense, will obtain or provide and keep in full force for the benefit of the Landlord, during the term hereof, general public liability insurance, insuring the Landlord against any and all liability or claims of liability arising out of, occasioned by or resulting from any accident or otherwise in or about the premises for injuries to persons or property. The insurance policy will be with companies authorized to do business in the State of New Jersey and will be delivered to the Landlord, together with proof of payment prior to the commencement of the term hereof.

AGREED TO AND READ BY TENANT:
(address and telephone no.)

BOROUGH OF HELMETTA:

DATED: