

Masonic Temple Lease of Riverside Reception Hall

This lease agreement made this _____ day of _____, 20____, by and between the Grand Ledge Masonic Temple Association (GLMTA), hereinafter designated "LESSOR" and _____ hereinafter designated "LESSEE."

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 GLMTA for the following period:
 - The reception hall
 - Limited kitchen facilities (coffeemaker, refrigerator, stove)
 - DOES NOT include use of dishes, silverware, dishtowels, cooking utensils, steam table, etc.
 - On the _____ day of _____, 20____ from _____ a.m. to _____ p.m.
2. Said premises may be used for _____

and for no other purpose, without the written consent of the LESSOR.

3. **Checks are to be made out to "Masonic Temple Association."**
4. At the time the date is set to reserve the reception hall, the **LESSEE** shall pay, in advance, as a security deposit \$250.00 for the faithful performance of all the covenants, conditions, and agreements of the lease agreement. Upon inspection of the hall by a representative of the Masonic Temple, if no damages or missing items are noted, security deposit to be refunded to **LESSEE** by mail in a timely manner. The value of any noted damages and/or theft will be deducted from the security deposit.
5. The **LESSEE** shall pay, in advance no later than 15 days before event date, rent of _____, a check in the amount of \$_____ to help defray the cost of maintenance, utilities and upkeep of said premises.

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6. The **LESSEE** shall not assign, transfer or sublet this lease on said premises, or any part thereof, without the written consent of the **LESSOR**.
7. THE **LESSEE** AGREES TO SO 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 THE INJURY TO PERSON OR PROPERTY (INCLUDING CLAIMS OF EMPLOYEES OF THE **LESSEE** OR ANY CONTRACTOR, **LESSEE'S** USE OF THE PREMISES. THE **LESSEE** MUST PURCHASE INSURANCE COVERAGE THAT MEETS THE MINIMUM LIABILITY REQUIREMENTS SET BY THE G.L.M.T.A AND MUST FURNISH **LESSOR** WITH A COPY OF SAID INSURANCE CONTRACT. (see attached **Hall Rental Rules & Regulations** - Item #2)
8. **LESSEE** shall comply with all laws of the United States, the State of Michigan, and all ordinances, rules and regulations of the G.L.M.T.A and **LESSEE** will not do nor suffer to be done anything on said premises in violation of any such laws, ordinances, rules and regulations.
9. **LESSEE** agrees to take out and pay for any permits and licenses required by any governmental authority and to pay any tax, or taxes, including amusement tax, incidental to the use of the leased premises under this lease.
10. The **LESSEE** reserves the right to eject from the leased premises any person or person deemed by **LESSOR** to be objectionable and upon exercise of this right by the **LESSOR**, the **LESSEE** waives any and all claim for damages against the **LESSOR**.
11. The **LESSEE** shall not admit to said premises a larger number of persons than can safely and freely move about in said areas and the decision of the **LESSOR** in the respect shall be final. (Maximum capacity of 207) The **LESSEE** will permit no chair or moveable seat to be or remain in the passageways and will keep passageways clear at all times. No portion of the sidewalks, entries, passages, vestibules, hall, or access to public utilities of said property shall be obstructed by the **LESSEE** or used for any purpose other than for ingress to and from the leased premises.
12. It is further stated that **LESSEE** agrees the doors, or openings that reflect or admit light into the building and radiators and house lighting attachment shall not be covered or obstructed by the **LESSEE** except with the prior written approval of the **LESSOR** when necessary to provide proper lighting effects for performances. The **LESSEE**, its agents or employees shall not use the water closets or other water apparatus for any purpose other than that for which they were constructed. **LESSEE** shall not, without the consent of the **LESSOR**, put up or operate any engine of motor inside of the premises or use oils, bottled gas, camphene, kerosene, naphtha or gasoline for either mechanical or other purpose.
13. No provisions of this contract shall be waived or altered except by writing endorsed hereon or attached hereto and signed by the **LESSOR** or its agents duly authorized in writing, and by the person or person signing this agreement for the **LESSEE**, or some other duly authorized agent of the **LESSEE**. This agreement shall bind all person claiming under the parties thereto in whatsoever charac-

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ter or capacity, as fully as if they were in every instance herein named. The invalidity of any particular clause, provision or covenant herein shall not invalidate the remainder of the agreement, but the same shall be and remain valid in all respects as fully as the law will permit. This contract shall not be assignable.

14. The **LESSOR** shall have the right to terminate and rescind this contract in its entirety or in part at the option of the **LESSOR** immediately upon the happening of the failure by the **LESSEE** to perform, keep and observe any of the terms, covenants, and conditions herein contained on the part of said party to be performed, kept and observed. THE CANCELLATION OF RESCISSION OF THIS CONTRACT SHALL NOT RELIEVE THE **LESSEE** OF ANY LIABILITIES OR OBLIGATIONS HEREUNDER WHICH SHALL HAVE ACCRUED PRIOR TO THE EFFECTIVE DATE OF CANCELLATION OR RESCISSION.
15. It is agreed that **LESSEE** shall not injure nor mar, nor in any manner deface said premises, and shall not cause anything to be done whereby the said premises shall be in any manner injured, marred or defaced; and will not make any alterations of good, or repair, all damage to the building and property of **LESSOR** caused by **LESSEE**, it's agents, employees, guests, or invitee during the tenure of this contract.
16. **LESSEE** may cancel this agreement, by written notice directed to **LESSOR** at least 45 days in advance of the date scheduled for **LESSEE's** use for a full refund of deposit. There will be a \$50.00 fee for cancellations 44 days or less, and a \$150.00 fee for cancellations 30 days or less. There will be no refund of security deposit of cancellations made 7 days or less before said event.

LESSOR:

LESSEE:

Representative for M.T.A.

Signature

Address

Phone number/email

DATE: _____, 20__

DATE: _____, 20__