

LEASE OF VILLAGE MUNICIPAL BUILDING

LEASE AGREEMENT, Made on _____, 20____, by and between the Village of Fairgrove, hereinafter designated "LESSOR" and _____ hereinafter designated "LESSEE".

WITNESSETH:

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 the Lessor, for the following period of periods:
 - (a) The Meeting Room at the Fairgrove Village Hall
 - (b) On the _____ day of _____, 20 ____ from 8 a.m. until 10 p.m.
2. Said premises maybe used for meeting room and _____ and for no other purpose, without the written consent of the Lessor.
3. The Lessee shall pay, in advance, as rent thereof, the sum of \$ \$50.00 to help defray the cost of maintenance, utilities and upkeep of said premises; plus, a security deposit of \$50.00 which is refundable upon return of key and making sure premises is clean.
4. The Lessee shall not assign, transfer or sublet this lease on said premises, or any part thereof, without the written consent of the Lessor.
5. Lessee shall be liable and responsible for all janitorial, maintenance and cleaning personnel necessary to restore the same to an equal or better condition then prior thereto immediately following such activity. FAILURE TO RESTORE PREMISES OR DAME TO PREMISES WILL RESULT IN FOREFEIRTURE OF SECURITY DEPOSIT.
6. THE LESEE 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 INJURY TO PERSON OR PROPERTY ARISING OUT OF THE ACTIVITEIS CONTRACTE D BY THE LESSEE, ITS AGENTS, MEMBERS OR GUESTS, OR INVITEES.
7. Lessee shall comply with all laws of the United States, of the State of Michigan and all ordinances, rules and regulations of the Village of Fairgrove, and Lessee will not do nor suffer to be done anything on said premises in violation of any such laws, ordinances, rules and regulations.

8. The Lessor reserves the right to eject from the leased premises any person or persons deemed by it to be objectionable and upon exercise of this right by the Lessor, the Lessee waives any and all claims for damages against the Lessor.
9. 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 shall be final. 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 demised premises.
10. It is agreed that Lessee shall not injure nor mark nor in any manner deface said premises, and shall not cause anything to be done whereby the said premises shall be in a manner injured, marred or defaced; and will not drive nails, hooks, tacks or screws into any part of said building, and will not make any alterations of any kind therein, and that Lessee shall pay for or otherwise make good, or repair all damages to the building and property of Lessor caused by Lessee, its agents, employees, guests or invitees during the tenure of this contract.
11. **No alcohol or alcoholic beverages are allowed on the premises.**
12. **No smoking allowed in the building.**
13. Lessee may cancel this agreement, by written notice or by phone directly to Lessor at least (7) seven days in advance of the date scheduled for Lessee's use.
14. The following are key points that need to be followed:
 - a. Vacuum Carpets
 - b. Clean any Spills
 - c. **Trash to be taken from the building**
 - d. Bathrooms are to be cleaned

IN WITNESS WHEREOF, The parties hereto have set their hands and seals the day and date first written above.

LESSOR: VILLAGE OF FAIRGROVE

Cristi Smith, Village Clerk

LESSEE: RENTER

Mail deposit to: _____