

THIS A SMOKE-FREE FACILITY

**LEASE FOR RENTAL OF THE COLOGNE FIRE CO. SOCIAL HALL
COLOGNE VOLUNTEER FIRE COMPANY #5**

The Landlord and the Tenant agree to lease the Rental Space for the Term and the Rent stated, as follows:

LANDLORD: COLOGNE VOL. FIRE COMPANY #5, 2870 COLOGNE AVE. MAYS LANDING, NJ 08330

TENANT: NAME: _____
ADDRESS: _____
TELEPHONE: _____ E-MAIL: _____
CONTACT PERSON (Tele. # & Email): _____

RENTAL SPACE: Cologne Volunteer Fire Company Social Hall located at 2870 Cologne Avenue, Mays Landing, New Jersey

CURRENT RATES FOR RENTAL OF HALL:

The current rate for the Hall rental is \$600.00 for four (4) hours. There is no charge for setup or tear down time. To secure a date a \$200.00 deposit is required. This deposit will be deducted from the balance owed.

12:00 AM will be the latest closing time for a Hall Rental. If a rental starts after 8:00 PM the renting party will be charged the standard four (4) hour rental AND \$100.00 per hour for every hour past 12:00 AM regardless of starting time.

Date of Rental: _____

Rent for the term is \$600.00 (Unless term is more than 4 hrs)

Beginning Time: _____ **Deposit:** \$ _____

Ending Time: _____ **Balance:** \$ _____

FINAL PAYMENT IS DUE ON THE DATE OF THE HALL RENTAL PRIOR TO THE SET UP OF THE EVENT

Declared Use of Rental Space: _____

Declared Use of Rental Space DOES [] DOES NOT [] involve the service or consumption of alcoholic beverages.

Possession and Use

The Landlord shall give possession of the Rental Space to the Tenant for the Term. The Tenant shall take possession of and use the Rental Space for the purpose stated above. The Tenant may not use the Rental Space for any other purpose without the written consent of the Landlord. The Tenant shall not allow the Rental Space to be used for any unlawful or hazardous purpose.

Incorporation of Social Hall Rules & Regulations

The Social Halls Rules & Regulations are by this reference incorporated in, and made part of this Lease as if more fully set forth herein.

No Assignment or Subletting

The Tenant may not do any of the following without the Landlord's written consent: (a) assign the Lease, (b) sublet all or any part of the Rental Space or (c) permit any other person or business to use the Rental Space.

Rent

Tenant shall pay the Rent to the Landlord at the Landlord's address.

Acceptance of Rental Space

The Tenant has inspected the Rental Space and agrees that the Rental Space is in satisfactory condition. The Tenant accepts the Rental Space "AS IS".

Indemnity of Landlord

The Tenant assumes all risk of loss, damage or injury, by fire or otherwise, to person or property, by reason of the condition of the Rental Space, or by reason of the management, control or operation thereof, and releases the Landlord, its successors and assigns, from all claim for such loss, damage or injury sustained by the Tenant, or by any agent, employee, guest, or invitee of the Tenant, or by any person whomsoever, whether caused by the negligence of the Landlord, its agents or employees, or otherwise; and the Tenant agrees to indemnify the Landlord, its successors and assigns, against all claims for such loss, damage or injury sustained by the Tenant, or by any agent, employee, guest, or invitee of the Tenant, or by any person whomsoever, whether the same be caused by the negligence of the Landlord or of its officers, agents, employees, or otherwise.

Insurance

If the Declared Use of the Rental Space involves the service or consumption of alcoholic beverages, a \$1,000,000.00 insurance policy naming Cologne Volunteer Fire Company and Township of Hamilton as additional insureds must be obtained and given to the Hall Rental Chairman: Sam Squire PRIOR TO THE RENTAL. A \$1,000,000.00 Rider on an individual Tenant’s homeowners’ policy is acceptable as long as it names BOTH Cologne Volunteer Fire Company and Township of Hamilton as additional insureds. A 24 hour \$1,000,000.00 event policy may be obtained at a very reasonable rate by contacting: 1-800-507-8414, or www.ebi-ins.com/tulip. You will have to enter **FACILITY CODE: GNTI – 020**. After getting the policy, either e-mail a copy to ssquire@f-ss.com or mail it to Sam Squire 4868 Spruce St., Mays Landing, NJ 08330 (A sample policy for reference is included with this Contract).

Utilities and Services

The Landlord shall provide all utilities and services required for the Rental Space, including the following: (a) heat, (b) hot and cold water, (c) electric, (d) gas, (e) air conditioning.

End of Term

At the end of the Term the Tenant shall (a) leave the Rental Space clean, (b) remove all the Tenant’s property, (c) return the Rental Space to the Landlord in the same condition as it was at the beginning of the Term except for normal wear and tear.

If the Tenant leaves any property in the Rental Space, the Landlord may (a) dispose and charge the Tenant for cost of disposal, or (b) keep it as abandoned property.

Binding

This Lease binds the Landlord and the Tenant and all parties who lawfully succeed to their rights or take their places.

Full Agreement

Deposit for the Rental Space is non-refundable at the sole discretion of the Hall Committee if the Tenant cancels Lease. If space is rented thirty (30) days prior to the original contracted date, the deposit may be refunded.

Signatures

The Landlord and the Tenant agree to the terms of this Lease by signing below. If a party is a corporation, this Lease is signed by its proper corporate officers. **After signing mail to Sam Squire, 4868 Spruce Street, Mays Landing, New Jersey 08330. Sam’s home #609-804-0392, cell #609-214-4413, FAX #609-804-0392, e-mail ssquire@f-ss.com.**

COLOGNE VOL. FIRE COMPANY #5

Witnesses or attested by:

Cologne Volunteer Fire Company
Sam Squire Hall Rental Chairman
As to Landlord

BY: _____
Date

As to Tenant

Tenant Date

The Landlord reserves the right to cancel this Lease if the Tenant is not in full compliance of the Lease or its requirements.

Social Hall Rules & Regulations

Adherence to these regulations will result in a successful event for the Tenant and the assurance of the complete return of any security deposit.

1. Tenant is responsible for damage to the premises or equipment of the Landlord caused by the Tenant, Tenant's guests, or independent contractors (i.e. Caterers - D.J.s, etc.)
2. The premises must be vacated no later than 1:00 A.M. In order to meet this requirement the service of alcoholic beverages must cease and dancing concluded no later than 12:30 A.M.
3. Tenant shall: (a) promptly comply with all laws, orders, rules and requirements of governmental authorities; (b) maintain the Rental Space and all equipment and fixtures in good repair and appearance; (c) maintain the Rental Space in a neat, clean, safe, and sanitary condition, free of all garbage; (d) use all electric, plumbing and other facilities in the Rental Space safely; (e) Use no more electricity than the wiring or feeders to the Rental Space can safely carry; (g) Keep nothing in the Rental Space, which is inflammable, dangerous or explosive or which might increase the danger of fire or other casualty; and (h) avoid littering in the building or on its grounds.

[The Tenant shall pay any expenses involved in complying with the above]

4. The use of scotch tape and/or thumb tacks is permitted.
5. The Tenant shall be responsible for the parking of vehicles in the large stone parking lots on either side of the Firehouse in order to **assure open lanes for the exit of emergency vehicles**. All areas in front of the Emergency Doors shall have a clear access to Cologne Avenue. The "Firefighter Only" parking area shall be kept open at all times.
6. The Tenant shall be responsible for bar personnel if alcoholic beverages are served.
7. In order to avoid any accidents, food or beverages spilled shall be cleaned up immediately. Mop, towels, and buckets are located in the Kitchen Area.
8. All goods and property of the Tenant and their contractors must be removed from the premises at the close of the function.
9. The Tenant, and or any persons hired to use the kitchen facilities shall be responsible for leaving the kitchen in a clean condition. The microwave shall be used with only approved MICROWAVE CONTAINERS - NO METAL.
10. Should it become necessary to adjust the temperature, the Landlord's representative is the only person authorized to adjust the thermostat.
11. All trash and garbage shall be placed by the Tenant in the dumpster box located outside of the Firehouse.
12. The Tenants activity shall be confined only to the first floor (Social Hall) of the Firehouse. Tenant will not allow any unauthorized persons in the ENGINE ROOM. The use of the lighted sign is not part of the rental agreement.
13. At no time shall there be any gambling.
14. The Landlord reserves the right to make additional suggestions or request for the protection of the building, its equipment and the premises.