 **Rental Agreement**

lionscenterbookings@gmail.com

Community Centre

905 Crewe Rd, Grand Cayman



**Rental** **Agreement**

This rental Agreement made and entered into by and between **THE LIONS COMMUNITY CENTRE (LCC)**, a property of the Lions Club of Grand Cayman located at 905 Crewe Rd George Town, Cayman Islands (hereinafter referred to as “LCC”), and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, (hereinafter referred to as “Lessee”) on\_\_\_\_\_\_\_\_\_ (d/m/y) and shall be governed and construed in accordance with the laws of the Cayman Islands.

**WITNESSETH:**

It is hereby mutually agreed by and between LCC and Lessee as follows:

**1. RENTED PREMISES**

LCC hereby leases unto Lessee the premises known as the **Lions Community Centre** in George Town, Grand Cayman to be used for the purpose of conducting Church service on the following date(s):

**2. PORTION(S) OF PREMISES RENTED**

LCC hereby leases unto Lessee the following portion(s), and no other, of the premises known as the Lions Community Centre, together with the usual entrances and exits to the same, to be used for the purpose of conducting Church Service on the following date(s): \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ as outlined in the following Space Use Schedule.

\*\*Use of the Kitchen/Bar facility requires clean-up before vacating the facility. If the kitchen premises are not left clean and in the same condition as existed on the date of possession, a charge of **$100.00** will be assessed.

SPACE USE SCHEDULE

Day, Date:

Space: Activity:

Time:

Contact Person

Email Address:

Amount Paid: $

Outstanding Balance: $

* Move-out to be completed prior to\_\_\_\_\_\_\_.
* You have rented a specific area of the facility and that and all activities should be contained to that area. If other areas are used, your group will be subject to additional rental charges.
* The Contact Person for the Lessee will be on the premises at all times when the Lessee is physically using the premises. (i.e. decorating, cleaning, preparing for the activity, etc.).
* The Lessee will have the Contact Person arrive at the premises at least thirty minutes prior to the scheduled activity.

1. **PAYMENT TERMS**

The Lessee agrees to pay LCC, in consideration for the rental of said facilities, the sum \_\_\_\_\_\_\_\_\_ **dollars** ($\_\_\_\_\_\_.00) in addition to any other sums to be paid to LCC pursuant to sections of this Agreement. **A deposit equal to half of the base rent due shall be required upon execution of this document to serve as confirmation of the booking.** The deposit, along with this signed Rental Agreement, shall be due within ten (10) days of the date of this Agreement. If not received within ten (10) days, LCC reserves the right to release the above date(s) to another party.

Therefore, the Lessee shall pay to LCC, upon the execution of this Agreement, a payment in the amount of dollars ($ ), representing \_\_\_\_\_\_\_\_ payment. All remaining indebtedness is due at least three (3) days before , the day of the event, unless prior arrangements have been agreed upon between LCC and Lessee. Any additional incalculable charges (i.e., excessive cleanup charges, etc.) will be invoiced by LCC and due within seven (7) days from the date of the invoice.

1. **CANCELLATION**

Should Lessee desire to cancel this Agreement, notification must be given in writing to LCC at least thirty (30) days prior to the scheduled event, or if Lessee wishes to rent the facility within thirty days of an event, a cancellation notification period equal to half the time between execution of this Agreement and the scheduled event will be enforced.With proper notification, LCC shall refund any deposit paid, less any expenses incurred in connection with the Agreement prior to cancellation, to Lessee, and both parties shall be relieved of any further obligations under this Agreement. Should, however, Lessee cancel this Agreement later than the time stipulated above, Lessee will forfeit any deposit monies paid to LCC, and Lessee will also be held responsible for any expenses incurred in connection with this Agreement prior to cancellation. If Lessee cancels the planned event within seventy-two (72) hours of the event date, all monies paid, including deposits and any additional payments received by LCC, will be forfeited to LCC.

1. **START OF RENTAL PERIOD**

LCC will open the premises to Lessee in a clean condition on Day of event , unless prior arrangements have been agreed upon between LCC and Lessee. Any changes by Lessee, to be made for the above scheduled will be in writing.

1. **SUBLET**

Lessee shall not assign this Agreement nor suffer any use of the premises other than herein specified, nor sublet the premises or any part thereof, without the written consent of LCC.

1. **INSURABLE INDEMNITY**

Lessee agrees to assume, defend at all times, indemnify, protect, save and hold harmless, LCC against any claims or demands arising or resulting from the use by Lessee of the premises. Lessee agrees to provide comprehensive public liability insurance issued by a company licensed to do business in the Cayman Islands insuring both Lessee and LCC, including broad form comprehensive general liability to insure against the claims or damages mentioned hereinabove. The insurance hereby required will be in full force and effective throughout this Agreement.

1. **SERVICES PROVIDED**

Except when prevented by causes beyond the control of LCC, LCC will provide, at its expense, the following:

a. Custodial service including delivery of clean premises prior to occupancy.

b. Dumpster(s) and garbage cans for all garbage to collected and disposed of at the time Lessee moves out of their rented area. Any excessive cleaning as deemed necessary by the LCC is subject to an additional clean-up charge at a minimum of

$100.00. The actual fee will be determined based upon the variance of normal clean-up activity and labor involved from comparable events.

1. **FACILITY MODIFICATIONS**

Lessee agrees to accept the leased premises **“as is”** without any obligation on LCC to alter or make any changes in any of its physical facilities.

**10.COMPLIANCE WITH LAWS**

Lessee shall comply with all applicable local laws and no activities in violation the laws will be permitted on the premises and it shall be the responsibility of the Lessee to enforce this provision. In addition, Lessee agrees to comply with the following requirements:

1. Lessee agrees to comply with the requirements of all applicable local laws. LCC will be responsible for ensuring that the physical premises, including parking spaces, seating, and common areas such as restrooms and concession areas, meet the accessibility requirements.
2. Lessee agrees to fully abide by the liquor licensing law and music & dancing (control) law. The Lessee agrees that under the terms of this Agreement, except as is otherwise stated, the mutual Agreement causes the events occurring within the facility to be private in nature. The consumption of alcoholic beverages may not occur outside the facility. The Lessee acknowledges that it is responsible for the actions of its guests, and/or agents, patrons, or invitees, and at its option, the LCC may refuse to allow the consumption of alcoholic beverages at the facility. The Lessee agrees to abide by all of the requirements of the **“User Policy”** attached hereto and the parties incorporate all of its terms and conditions as a part of this Agreement.

**11.COMPLIANCE WITH RULES AND REGULATIONS**

Lessee, shall, and shall cause its contractors, agents, employees, patrons, and guests to abide by this Agreement and by such reasonable rules and regulations as may, from time to time, be adopted by LCC for the safe and effective occupancy and operation of said premises. LCC will not be responsible for Lessee’s claim, cause of action or pending litigation arising from their occupation or use by their sublease’s subcontractors or related third party.

**12.LICENSES, PERMITS, AND SECURITY**

1. Lessee agrees to obtain any and all licenses, fees, permits and clearances required to be issued or paid in connection with the Lessee’s use of said premises.
2. Lessee is responsible for any Security deemed required and applicable by law.

**13.CONTROL OF FACILITY**

In using the premises hereinbefore mentioned, LCC does not relinquish and does hereby retain the right to enforce all necessary and proper rules for the management and operation of same. Duly authorized representatives of LCC may enter the premises at any time of the event without restrictions whatsoever. The entire facility, including the area which is subject to this Agreement, shall at all times be under the charge and control of LCC. LCC in its reasonable discretion may suspend any activity which endangers life, causes bodily injury, or violates community standard.

**14.EXITS**

Lessee hereby agrees that no portion of any passageway or exit way shall be blocked or obstructed in any manner whatsoever, and no exit door or any exit way shall be locked, blocked, or bolted while the facility is in use. Moreover, all designated exit ways shall be maintained in such a manner as to be visible at all times. Firefighting and emergency equipment may not be hidden or obstructed; including fire extinguishers, utility panels, and switch gears. No parking in any other location posted “No Parking”. This rule will be strictly enforced, and unauthorized vehicles will be removed at owner’s expense.

**15.DAMAGE OF FACILITY**

Lessee specifically agrees not to erect or install anything to the premises, except in those areas expressly provided for such use, and shall be responsible for any and all damages to the premises and to LCC’s property caused by the acts of the Lessee or Lessee’s agents, employees, patrons, or guests, whether accidental or otherwise. Lessee further agrees to leave the premises in the same condition as existed on the date that possession thereof commenced.

**16.PROPERTY OF LESSEE**

Upon the expiration of the Agreement, Lessee agrees to remove from the premises all property of whatever nature brought thereon by Lessee, or any of its agents or employees, and that LCC shall in no way be responsible for property not so removed. Lessee agrees that all of its property and the property of others brought in or near the premises shall be at the risk of the Lessee and that LCC shall not be liable to the Lessee or others, for any loss or damage to any such property.

**17.ADVERTISING**

a. All notices, announcements, advertisements, or invitations will refer to the place of activity as The Lions Community Centre.

b. Lessee is permitted to use signs to promote the event starting fourteen (14) days before the event once deposit has been paid and the Agreement has been signed. All signs and banners must be approved by the Lions Centre and must be removed within24 hours following the event.

**18.NOTICE BY E-MAIL**

All notice requirements shall be deemed given to LCC when received from the Lessee at the e-mail address of LCC as stated heretofore.

**19.TERMINATION**

Notwithstanding any other provision in this Agreement, if Lessee violates any of the terms, conditions, or covenants provided herein, such violations shall work as forfeiture of all monies previously paid to LCC, the same to be treated as liquidated damages and no portion thereof shall be returned to Lessee. LCC shall have in addition the right in the event of such violation, to terminate this Agreement if it shall elect to do so.

The terms of this Agreement are accepted.

**Signed on behalf of**

**the LIONS CLUB of GRAND CAYMAN SIGNED by the LESSEE**

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Lions Community Centre, Printed Name LESSEE, Printed Name

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Lions Community Centre, Signature LESSEE, Signature

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Date Date