



SOUTH FRANKLIN VOL. FIRE DEPARTMENT
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SOCIAL HALL

RENTAL CONTRACT

Contract # _____

I, _____, hereafter referred to as the **Lessee**, enters into this agreement with the South Franklin Volunteer Fire Department, hereafter referred to as the **Lessor**.

I. The social hall rental fee is One Thousand Three Hundred Dollars (\$1,300.00) for a period not to exceed six (6) hours. The rental fee includes the use of the social hall, tables, chairs, beer system and the ice machine during the rental time period. Cleaning after the event and “bingo” setup of our tables and chairs is included in the price of the rental.

II. A deposit of Two Hundred Dollars (\$200.00) is necessary to confirm the rental. This deposit will also be used as the Security Deposit for the social hall. The full rental fee of One Thousand Three Hundred Dollars (\$1,300.00) is due two (2) weeks prior to the event.

III. A full refund will be returned to the Lessee if a cancellation is made by the Lessee within ninety (90) days prior to the rental date. If a cancellation is made less than ninety (90) days prior to the rental date, all monies minus the Security Deposit of Two Hundred Dollars (\$200.00) will be returned. In the event of a cancellation, the Lessee needs to provide the Lessor in writing detailing the date of the rental, contract number and signed by the Lessee.

IV. The social hall has a fountain soda system that can be rented for Two Hundred Dollars (\$200.00). The 9 different soft drink beverages and mixers supplied are as follows: Coke, Diet Coke, Sprite, Ginger Ale, Cranberry Juice, Orange Juice, Sours, Soda Water and Tonic Water. No cups or other type of bar accessories are included in this rental.

V. In the event that the Lessee rents tables, chairs or other items from a third party, the Lessee is responsible for the removal of the rented items immediately following the event. The Lessee has the option to have the Lessor remove the rented items for a One Hundred Dollar (\$100.00) fee.

VI. There is a six (6) hour time limit on use of the building with the activity starting time beginning with the arrival of the guests in the building. All activities must stop after the six (6) hour time frame, unless otherwise agreed upon with the Lessor before the event or the person representing the Lessor at the time of the event. Additional rental time for the activity will be Seventy Dollars (\$70.00) per extended hour.

VII. The Lessee is responsible for crowd control during the event, even though at least one representative for the Lessor and/or a Pennsylvania State Constable(s) will be in attendance. The Lessor reserves the right to eject from the premises, any disorderly person or persons. In the event of a disturbance, the Pennsylvania State Police will be called to the property. At this point the Lessor reserves the right to have the premises vacated immediately having the Lessee responsible for any and all damages to the property of the Lessor with no moneys refunded to the Lessee. The social hall and the rest of the South Franklin VFD property is under 24 hour video surveillance.

VIII. The Lessee is liable for any and all damage to the Lessor's property. The security deposit will be returned to the Lessee by mail at such time as the Lessor is satisfied as to the condition of the social hall and property of the Lessor. In order for the security deposit to be returned to the Lessee, the key must be returned to the Lessor immediately following the six hour time limit, and the Lessee must return the social hall to the state it was in before it was decorated or otherwise altered by the Lessee, not including the setup of the tables and chairs. This must be done no later than Sixty (60) minutes after the end of the event. A charge of Fifty Dollars (\$50.00) per hour will be levied for every hour in excess of the Sixty minute time limit. This charge will be taken out of the security deposit.

IX. The Lessee is liable for the results of any legal actions or claims resulting from or relating to the use or consumption of intoxicating beverages.

X. In the event of a power outage, or any circumstances beyond the Lessor's control, the Lessor is not to be held responsible.

XI. The Lessor is not responsible for any theft or damage occurring to personal property on Lessor's premises.

XII. All decorations must be hung from the hooks in the ceiling. No tape or tacks are permitted on the walls or ceiling. The Lessee will be permitted to decorate the social hall before the event at the discretion of the Lessor, but no earlier than noon the Friday before the function.

XIII. One (1) numbered key for the social hall will be issued to the Lessee on the Wednesday prior to the function.

XIV. The following are the rules of the social hall and must be followed. In addition to these house rules, the Lessee agrees to abide by the laws of the Commonwealth of Pennsylvania. After proper warning to the Lessee, in the event that are not followed, any violations of the social hall rules can be reason enough for the Lessor to keep the security deposit and possibly forfeit the rental of the social hall.

- A. All entertainment must be confined inside the social hall.
- B. No food or drink is permitted outside the social hall during the event.
- C. All the doors must be kept closed due to the heating and air conditioning of the social hall.
- D. The social hall telephones are to be used in emergency cases only. The Lessor is to be made aware of the emergency.
- E. No vehicles are permitted on the grass, sidewalks or blocking designated no parking areas.
- F. No parking is allowed in the fire lanes, chief parking or past the marked "FIREMAN ONLY" area between the buildings.
- G. No cooking shall be done in the kitchen.
- H. All beverages shall be served from the bar.
- I. No chairs, tables or other social hall/Lessor's property is to be removed from the inside of the social hall for any reason.
- J. The Lessor is not responsible for returning any rented items of the Lessee from the event.
- K. The Lessee is to comply with the electrical limitations of the social hall. When a circuit is overloaded/tripped, items will be removed from outlet to prevent another overloaded circuit *i.e.* fire hazard.

I, _____, on _____
hereby attest that I have read and fully understand this contract and agree to act within its limits and guidelines and to recognize it as a legally binding contract.