

LEASE AGREEMENT

(rev 08/23/2018)

I. PARTIES

Rental Chair: Patricia Hatch

The Woman's Club of Keystone Heights, Inc. herein called Lessor, and _____ of _____ . Phone number _____ and address _____ herein called Lessee.

II. DESCRIPTION

Lessor hereby leases to lessee and lessee hereby hire the Lessor the Woman's Club as presently constituted, hereinafter called the Premises, consisting of the total premises (kitchen, stage, chair storage area, club room, hallway, restrooms and grounds).

III. TERM

The premises are leased for a term to commence at _____ and to end at _____. Premises are to be cleaned and vacated no later than 1:00 AM on the ending date.

IV. SECURITY DEPOSIT

Lessee shall deposit with Lessor on the signing of this lease the sum of one hundred dollars (\$100) as security for the performance of Lessee's obligation under that lease, including some limitation, the surrender of possession of the premises to Lessor as herein provided. The limitation shall be the right of the Lessor to enter the Premises at any time to check on or take photos of the Premises. The Security deposit will be retained if contract is not canceled thirty (30) days prior to the event.

V. RENT

The total rent is the sum of _____ which sum is payable two (2) weeks before date of said event or contract is null and void. The \$100 security deposit will be returned to you within one week after your event if Premises is found to be in order.

VI. CARE AND REPAIR OF PREMISES

Lessee shall commit no act of waste and shall take good care of the premises and the fixtures and appurtenances therein, and shall in the use and occupancy of the Premises, conform to all laws, orders, and regulation of the federal, state and municipal governments or any of their departments. Lessor shall make all necessary repairs to the premises, except where the repair has been made necessary by misuse or neglect by lessee or Lessee's agents, employees, visitors, or licensees.

VII. ALTERATIONS, ADDITIONS, OR IMPROVEMENTS

Lessee shall not, without first obtaining the written consent of Lessor, make any alterations, additions, or improvement in, to, or on and about the Premises, including decorations.

VIII. ACTIVITIES INCREASING FIRE INSURANCE RATES

Lessee shall not do or suffer anything to be done on the Premises that will increase the rate of fire insurance on the building. Note: Building capacity is 200 persons.

IX. ACCUMULATION OF WASTE OR REFUSE MATTER

Lessee shall not permit the accumulation of waste or refuse matter on the leased premises or anywhere in or near the building. Garbage containers shall be moved to curb, Chatauqua Way driveway, for pickup before lessee leaves the premises.

X. CLEANING

The Lessee shall clean the Premises prior to the termination of the lease, and the Premises shall be inspected by a representative of the Lessor and the Lessee before refund of the security deposit.

XI. SECTION HEADINGS

The section headings in this lease are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this lease or any of its provisions.

Executed at Keystone Heights, Florida, this ____ day of _____ 20__ by:

_____	Title _____
Lessor, Woman's Club	Lessee

DEPOSIT: _____	DATE DUE: _____
RENTAL: _____	DATE DUE: _____
TAX: _____	DATE DUE: _____
TOTAL: _____	

Marque: _____