

**RENTAL AGREEMENT
BRECKENRIDGE CHAPTER
IZAAK WALTON LEAGUE OF AMERICA**

8816 West River Road North
Brooklyn Park, MN 55443
Phone: 763-561-5364

THIS AGREEMENT is made _____, 20_____, between (Lessee) _____ and the Walter J. Breckenridge Chapter-IWLA (Lessor), for Lessee to occupy and use, subject to the terms and conditions herein, the Chapter House at 8816 West River Road, Brooklyn Park, MN for a function to be held on _____, 20_____.

I. To reserve this date, a damage and cleaning deposit of \$_____ is required. This deposit along with a signed contract must be returned to the Lessor within 7 days of receipt. This deposit is only refundable, if the Lessee receives 60 days written notice of the cancellation prior to the scheduled lease date.

II. Lessee shall pay Lessor a fee of \$_____ for this usage. This usage fee is due at the time the Lessee picks up the key to the Chapter House. This amount is in addition to any other payment that is required under this agreement.

III. Lessee is fully responsible for the usage and control of alcohol during this Agreement and Lessee shall conform to and obey all State and Local Laws and Ordinances. Lessee shall make no admission charges for their guests. The signer of the agreement must be on site during the event and shall assume full responsibility for any unlawful act committed.

IV. Lessee shall clean and leave the facility in good repair upon termination of the aforesaid occupation and use. The damage and cleaning deposit will be returned to the Lessee within 30 working days after the expiration of the Agreement. Lessor shall deduct **\$50.00 per hour** fee for any cleaning done by Lessor at the termination of this Agreement. Any amount for repairs needed that are caused by the Lessee shall be deducted from the damage and cleaning deposit, and any damages or cleaning above and beyond the amount of the deposit shall be the responsibility of the Lessee. The Lessee hereby agrees to pay the amount of said damage. * See check out list on reverse side.

V. Lessee agrees to use recyclable products and use no nails or tacks to adhere decorations. Please, no confetti. Lessee also agrees not to rearrange, damage, or remove any personal property of the Chapter House, belonging to the Lessor.

VI. Closing is required at **11:00 p.m.** All guests of the lessee must be vacated and music must be stopped by 11:00 p.m. Be considerate of our neighbors. Only a few individuals may remain for cleanup until 12:00 midnight. Please stay on Izaak Walton League property. If either Brooklyn Park police or an IWLA board member are summoned due to a disturbance of the peace, the rental deposit will be forfeit.

VIII. Lessee shall indemnify Lessor for any and all liability of personal injuries, property damage, theft, loss of life, resulting in or in any way connected with the condition of the use of the egress there from.

IX. It is understood and agreed that the Lessee accepts the premises in "as is" condition, and there are no warranties, representations or agreements except those set forth in the agreement.

X. Lessee agrees to allow no more than 100 people in the Chapter House (the maximum allowed by fire marshal).

Please read reverse side before signing. **Failure to follow the terms and conditions of this contract may result in the forfeiture of the damage and cleaning deposit.**

Lessee _____

Address of Lessee _____

Lessee Phone # _____

Signature of Lessee _____ Lessor _____

BRECKENRIDGE CHAPTER HOUSE

Renters Checkout List

- ___ Take **all tape** & decorations off walls, ceiling and from under tables.
- ___ Wipe off chairs & stack properly on chair carts.
- ___ Wash off tables and dry them before stacking them on the cart.
- ___ Refill firewood rack inside if you used wood. Seasoned wood is in west side of shed.
- ___ Let fire die back, push logs to back of fireplace and shut glass doors. Do not remove ashes.
- ___ Sweep floors. Mop spills on wood floor & dry. (Rags are in the cupboard. Broom, mop and bucket are in stairwell.)
- ___ Bathrooms: Sweep and mop floors. Empty wastebaskets and replace bags. Wipe down vanity and toilet with spray cleaner and paper towels.
- ___ Kitchen: Sweep and mop floor. Empty wastebaskets and replace bags. Wipe down counters, stainless shelves, refrigerator, microwave interior and stovetop. Turn ovens off, but don't clean - just leave us a note if there is a spill. Unplug the coffee makers, remove grounds and wash pots. Leave the towels and rags for us to wash.
- ___ Check yard and driveway for trash. Remove signs and balloons from mailbox and entry gate.
- ___ Place garbage in trash cans in shed outside by the woodpile. There are new bags in cupboard. If recycling bag is full, place in bin on west side of shed.
- ___ If the furnace was used, turn down to 50 when leaving. If AC was used, turn it off.
- ___ Check that all water faucets are turned off.
- ___ Make sure all windows are closed.
- ___ Leave note of any problems, etc. on counter.
- ___ Make sure all the lights are turned off, both upstairs and down. The yard lights are on a timer.
- ___ Lock the front door and leave the keys on the counter. Exit through the back door and push the door shut.

We suggest assigning a clean up committee.
Failure to adequately clean up will cost you **\$50 per hour!!!**

Thank you for renting the Breckenridge Chapter House