



The Manchester Fire Engine & Hook and Ladder Co., No. 1

P.O. Box 416 • Manchester, Maryland 21102

Fire Calls: 911

RENTAL AGREEMENT

Agreement between Lessor: and Lessee:
 THE MANCHESTER FIRE ENGINE
 AND HOOK AND LADDER
 COMPANY No. 1

1. Whereas, this is the day of in the year of , the Lessor, for the value considered and promise to pay (as further detailed), hereby permits use to the Lessee as described in the following:

Hall Rental	(\$800)	\$
Use of Kitchen	(\$400)	\$
Use of Bingo Machine	(\$300)	\$
	SUBTOTAL	\$
Security Deposit	(\$400)	\$
	TOTAL	\$

The rental will be constrained to the dates of: The day of until the day of in the year of from until , and not to be on the premise past midnight following the last day of rental.

_____By initialing, I acknowledge that I understand and agree to this term.

2. The rental price shall be (\$). Lessor makes no representations as to the Rental Property, other than herein stated.

_____By initialing, I acknowledge that I understand and agree to this term.

3. Lessee will pay Lessor the full rental amount of (\$) thirty (30) days prior to the date of the lease. All sums to be received by Lessor in good funds, US currency with cash or check. Checks written to accounts with insufficient funds shall be levied an additional penalty of Fifty Dollars (\$50).

_____By initialing, I acknowledge that I understand and agree to this term.

4. Security Deposit of Four Hundred Dollars (\$400) shall be due at time of Contract. Cancellation within Thirty (30) Days of event shall result in forfeiture of Security Deposit.

_____By initialing, I acknowledge that I understand and agree to this term.

5. Following shall constitute the full purpose of rental as stated by Lessee:

Failure of the Lessee to confine their use of the rental property to that stated above, shall result in forfeiture of security deposit AND levy of a Three Hundred Dollar (\$300) penalty at the discretions of the Lessor.

_____By initialing, I acknowledge that I understand and agree to this term.

6. Lessee shall acquire and hold a certificate of liability insurance in the minimum amount of One Million Dollars (\$1,000,000.00) which covers both the Lessor and Lessee against loss of any nature upon which either party could be held liable. A copy of this certificate must be provided no less than 30 prior to rental.

_____By initialing, I acknowledge that I understand and agree to this term.

7. Lessee agrees that Lessor shall not be responsible for any injuries or damages caused by or to any guest, agents, employee, invitee of the Lessee or the Lessee while upon the premises and agrees to indemnify and save harmless the Lessor from any claims arising there from.

_____By initialing, I acknowledge that I understand and agree to this term.

8. Lessee shall restore the premise to the order and condition comparable to that state in which the premise was found immediately prior to the commencement of rental period. This includes but is not limited to the arrangement of the tables and chairs, removal of trash from building to be placed in provided dumpster, sweeping and spot mopping all floors and cleaning of any additional mess. Failure to fulfill this requirement to the satisfaction of the lessor shall result in the forfeiture of the security deposit.

_____By initialing, I acknowledge that I understand and agree to this term.

9. Decorating within the building is limited to non-permanent surfaces. No decorations of any kind can be hung from/or attached to the ceiling, walls, doors, or any other permanent surfaces. The use of tape, clips, push pins, staples, Command strips, etc. is strictly prohibited. Additionally, no confetti or glitter shall be allowed. Failure to fulfill this requirement to the satisfaction of the lessor shall result in forfeiture of security deposits and additional charges incurred to repair damage.

_____By initialing, I acknowledge that I understand and agree to this term.

10. Lessee shall not permit smoking within the rental building including but not limited to vaping, e-cigarettes, and cannabis. Failure to properly enforce said prohibition shall

result in forfeiture of security deposit and additional charges required for professional cleaning by a company selected by Lessor.

_____By initialing, I acknowledge that I understand and agree to this term.

11. Rental of the Kitchen shall include and be limited to the use of all sinks, walk-in and up-right refrigerators, stoves, basic ovens (located under stove tops) and microwave.

Use of Kitchen does not include: commercial ovens, flat top griddle, dishwasher, deep fryers, meat slicer, dishes, pots, pans, kitchen utensils, any silverware nor anything not specifically noted for permitted use. Lessee shall comply with all state and local health codes and is responsible for obtaining any/all necessary food permits.

_____By initialing, I acknowledge that I understand and agree to this term.

12. Lessee shall restore the Kitchen to the order and condition comparable to that state in which the premise was found immediately prior to the commencement of rental period. This includes but is not limited to removal of trash from kitchen to be placed in provided dumpster, wiping down all countertops and surfaces used, sweeping and spot mopping all floors and cleaning of any additional mess. Failure to fulfill this requirement to the satisfaction of the lessor shall result in the forfeiture of the security deposit. Damage to any part of the Kitchen or its contents resulting from the Lessee or any invitee of the Lessee shall be the responsibility of the Lessee. Unauthorized use of kitchen equipment not included in rental shall result in lessee paying for professional cleaning services or repairs as necessary to the necessary companies selected by Lessor.

_____By initialing, I acknowledge that I understand and agree to this term.

13. Rental of the Bingo Machine includes a bingo caller of the Lessor who is authorized to run the equipment. Lessee may opt to designate their own person to call numbers, but the Lessor's designee will be present during all usage. Damage to the Bingo Machine resulting from the Lessee shall be the responsibility of the Lessee. Lessor shall be made whole with regards to the Bingo Machine to the Lessor's satisfaction should damage occur. Lessee shall comply with any Maryland and Federal laws regarding gambling or games of chance and is responsible for securing all necessary gaming permits.

_____By initialing, I acknowledge that I understand and agree to this term.

14. Lessee shall acquire all beer or liquor licenses required by state or local laws, and shall be required to show proof of said license to Lessor. Lessee and all invitees shall comply will all Maryland Laws regarding the consumption of alcohol and is responsible for securing all necessary liquor permits.

_____By initialing, I acknowledge that I understand and agree to this term.

15. Lessee agrees that Lessor or its authorized agent shall have the right of observation and inspection during the period of the lease.

_____By initialing, I acknowledge that I understand and agree to this term.

16. Lessee agrees that the Lessor shall have the ability to terminate the lease at anytime on the basis of dangerous activity, legally questionable activity or potential damage to property.

_____By initialing, I acknowledge that I understand and agree to this term.

17. Lessee acknowledges that the rental property may be under video surveillance to be reviewed and shared by the Lessor. The Lessor is not obligated to share or forfeit any video surveillance footage to the Lessee.

_____By initialing, I acknowledge that I understand and agree to this term.

18. This agreement shall be interpreted under the laws of the State of Maryland. Any litigation under this agreement shall be resolved in the trial courts of Carroll County, State of Maryland. Lessee will be responsible for any/all fees incurred through court proceedings and legal services of Lessor.

_____By initialing, I acknowledge that I understand and agree to this term.

19. Lessor and Lessee further agree that time is of the essence, that this agreement is the whole of the agreement, and any promises or representations not here reflected are not part of this agreement.

_____By initialing, I acknowledge that I understand and agree to this term.

Signed on this, the _____ day of _____ in the year of _____

Lessor:

Lessee:

Elwin Wagner, Financial Secretary

The Manchester Fire Engine And
Hook And Ladder Company No.1

