

THIS LEASE AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between THE CITIZENS VOLUNTEER FIRE COMPANY, 171 South Market St., York County, Fawn Grove, PA 17321, hereinafter referred to as “Lessor”, and

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

Hereinafter referred to as “Lessee”.

WITNESSETH

1. The Lessor does hereby lease and let unto Lessee certain meeting room with parking privileges situate on premises of Lessor known as “The Citizens Volunteer Fire Company”.
2. Term: The Term of this Lease are as follows:
  - a. The Lease shall begin at \_\_\_\_\_ (AM) (PM), the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, and shall terminate at \_\_\_\_\_ (AM) (PM), the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. The use of the premises must end and all persons shall have vacated the premises, including all parking areas, by the termination time set forth herein. There shall be no exceptions to this requirement.
  - b. Lessee shall use the premises for \_\_\_\_\_ and shall make no other use thereof without express written consent of the Lessor.
  - c. Lessee shall pay a rental sum of \$\_\_\_\_\_ said rental being fully paid on or before \_\_\_\_\_.
    - i. \$150.00 Meeting Room Rentals
    - ii. \$300.00 Bay Rentals
  - d. Deposits: \$30.00 DEPOSIT IS NON-REFUNDABLE IF LESSEE CANCELS OR DOES NOT LEAVE ROOM IN MANNER IT WAS FOUND.

- e. Members of Citizens Volunteer Fire Company are exempt from the rental sum once a year for personal use unless it is for a fundraiser at which time the rental rate will be reduced to 50%. A lease agreement is required for members.
3. Subleasing: Lessee may not sublease the premises or any part thereof without the express prior consent of the Lessor.
4. Limitations of Use: Lessee agrees that the number of persons using the demised premises during the period of this lease shall not exceed three hundred (300) seated banquet style or two hundred eighty (280) persons otherwise. Lessee further agrees that the premises shall not be used for any unlawful purpose. If the use or serving of alcoholic beverages is a part of the Lessee's use of the premises, Lessee agrees that there shall be no sales of alcohol by the drink, bottle or can; that to insure that no one under the age of twenty one (21) possesses or consumes an alcoholic beverage, that no food or beverage is taken outside of the building; and that a specific person or persons shall be designated to manage and control the consumption and use of alcoholic beverages. Lessee agrees that his/her use of the premises shall be in strict conformation with all local, state and federal laws, ordinances and regulations. Lessee further agrees to be solely responsible for the premises and any and all activities taking place on the premises during the period of this lease. In addition, Lessee shall indemnify and hold harmless Lessor from any loss, claims, action or cause of action made against Lessor arising out of any and all activities sponsored by Lessee and in which the Lessee and/or the Lessee's guests participate.
5. Limited Liability: Lessee agrees, if required by Lessor, to present Lessor a certificate certifying that Lessee will have in full force and effect during the term of this Lease liability insurance in amounts as shall be determined by the Lessor.

In addition, Lessee shall indemnify and hold harmless Lessor from any loss, claims, action or cause of action made against Lessor by reason of Lessee's or any of Lessee's guests arising out of or in any way connected with the premises. Lessee shall be responsible to immediately inform Lessor of any conditions or defects in the premises known or visible to Lessee and in the event said notice shall not be given, Lessee shall hold Lessor harmless for any claims, demands, actions or causes of action arising out of said defect or condition.

The term "guest" as used herein shall specifically include any person who is attending Lessee's event.

6. The Rules and Regulations of Lessor are attached hereto and made a part hereof. A breach of said Rules and Regulations shall be considered to be a breach of the Lease as a result of which the Lessor will have all rights and remedies that are available to it in accordance with the laws of the Commonwealth of Pennsylvania.
7. Lessor reserves the right to cancel, at any time, this Lease Agreement and refund any applicable deposit.
8. There will be no tobacco products of any kind in the building at any time.

IN WITNESS WHEREOF, the parties have hereunder set their hands and seals the day and year first above written.

\_\_\_\_\_ (Sign)

\_\_\_\_\_ (Sign)

\_\_\_\_\_ (Date)

\_\_\_\_\_ (Date)

**CITIZENS VOLUNTEER FIRE COMPANY**

Lessee does hereby certify that the following information is true and correct.

(PLEASE PRINT)

Lessee's Name

---

Lessee's Address

---

Lessee's Phone Number

\_\_\_\_(\_\_\_\_)\_\_\_\_\_

Proposed Use:

---

---

Number of Persons Attending (approx.) \_\_\_\_\_