

**AGREEMENT OF RENTAL OF
ABRAMS TOWN HALL PUBLIC ACCESS AREA**

Agreement by and between the Town of Abrams, Oconto County, Wisconsin, hereafter called the "Lesser" and

Name	Address	Phone
------	---------	-------

of _____, herein called the "Lessee" for and in
consideration of \$ 100.00 rental fee and other required stipulation hereinafter made, the lesser hereby authorizes and permits occupancy and use of the premises known as The Abrams Town Hall Public Access Area for purposes generally understood to consist of _____ or other recreational/social/cultural/government events of said kind, so held only when authorized and approved by the Lesser. There is a deposit of \$ 100.00 explained in the instructions.

This agreement shall take effect at _____ am/pm, on _____, 20____, and remain in force until _____ am/pm, on _____, 20____, unless otherwise canceled by mutual consent of the undersigned parties.

Town of Abrams
(Lesser)

by: _____

(Title)

(Lessee)

by: _____

(Title)

Please sign and return sheet with a check for the amount of \$200.00 to:

Town of Abrams
PO Box 183
Abrams WI 54101

1. **HOLD HARMLESS CLAUSE:** Lessee shall indemnify and hold harmless the lesser from any and all damage, or loss, or liability of any kind whatsoever occasioned upon and/or within the leased premises (as described in the lease agreement or as permitted for use by oral or other agreement), or way or walks or concourses adjacent thereto, by reason of any injury or property of third persons occasioned by any act or omission, neglect, or wrongdoing of the Lessee or any of his, her, and/or its officers, agents, representatives, assigns, guests, employees, invitees, clients, customers, or other persons admitted by the Lessee to the premises, and the Lessee will, at his her, and/or its won cost and expense defend and protect the Lesser against any and all such claims and demands, including but not limited to reasonable attorney fees.

The Lessee further agrees to exercise due care in the preservation of the premises and to prevent loitering and presence of unauthorized persons during all usage periods.

2. Businesses and Public Events sponsors shall provide proof of insurance outlining #1 above.
 3. Lessee shall be solely responsible for providing any and all necessary equipment or accommodations, except for tables and chairs, for its guests, invitees, customers, or clients. Lessee MUST bring their own dishtowels and dishcloths.
 4. Lessee shall at all times monitor all activities of its guests, invitees, customers, clients or anyone else admitted by Lessee to the premises.
 5. **ALCHOHALIC BEVERAGES:** Alcohol may be consumed on the premises, but only in strict compliance with all State and local laws and ordinances.
6. **DEPOSIT:** In addition to the rental fee, a deposit of \$ 100.00 To be filled out by office

will be required to ensure that:

- a. The building and grounds are cleaned-up in a manner acceptable to the Lesser:
 - i. Wipe up any floor spills and mop floors
 - ii. Take out all material brought in; including garbage (recyclables may be left).
 - iii. Wipe off counters, chairs, tables etc. if necessary.
 - iv. Vacuum carpet if necessary.
 - v. Clean-up the grounds if necessary.
 - vi. Table will be placed back on the Rack if not there will be a charge of \$25.00 (10 Tables) blue chairs are to be replaced back in the storage area.
- b. The building doors are locked upon leaving the premises.
- c. The building keys are returned to the Town Clerk or his/her agent.

- d. Lessee shall also be held responsible for any and all costs associated with repairing or replacing lost, stolen or damaged Town property found to have occurred during the rental period. Any cleaning, repair or replacement cost exceeding the deposit shall be billed to the Lessee.
- e. If stove is used and there is a spill it must be cleaned by the Lessee that also includes the use of the ovens, if not cleaned there will be a fee to get the oven or stove cleaned.

A refund of the deposit, or portion thereof, will be issued after approval of the Abrams Town Board, at a regularly scheduled meeting (third Tuesday of each month).

- 7. **WALLS CEILINGS AND FIRE EXITS:** No decoration or any other material shall be attached to the walls or ceilings. At no time shall fire exits be blocked or otherwise impaired.
- 8. The Lesser reserves the right to waive or modify rental and/or deposit fees charged for organizational meetings and for use by nonprofit service organizations.
- 9. The Lesser reserves the right to deny any rental application if it is determined to be in the Lesser best interest to do so.
- 10. **CANCELLATIONS:** Notice to cancel must be given at least thirty (30) days prior to the reservation date to avoid paying the full rental fee.

Agreement by and between the Town of Abrams, Oconto County, Wisconsin, hereafter called the "Lesser" and

Name	Address	Phone
------	---------	-------

To be filled out by office

Date deposit received by Town: _____

Date deposit returned to Lessee: _____

Deposit not returned because _____

Inspected by: _____ Date: _____

Comments: _____