

**UNITED STEELWORKERS
LOCAL 9231**

UNION HALL RENTAL AGREEMENT For Private Activities

(Any other activities require prior written approval by the Hall Rental Committee)

This agreement is made and entered into between the United Steelworkers, Local 9231, hereinafter referred to as the Lessor, and:

Team Member: _____
Address: _____
Telephone: _____
Cell Phone: _____

Hereinafter referred to as the Lessee.

Lessor, in consideration of the agreement and the covenants herein contained, does hereby lease to the Lessee, the Union Hall, located at 110 South Harris Street New Carlisle, Indiana, for the

_____ Day(s) of _____, 20__

beginning at _____ (time) and ending at _____ (time)

for the purpose of _____.

Lessee shall submit two (2) checks made out to **LU 9231** for:

- \$50 Non-refundable **User Fee**, for the use of the Hall.
- \$300 **Security/Cleaning Deposit**, to be held against physical damage, theft of property, not returning the key, and/or failing a cleaning inspection.

1. This includes damage to the wall surface by using thumbtacks or tape to hang signs on the walls, failure to remove signs/party favors/as well as directional signs on local area streets, or not meeting the terms of this agreement.
2. It is expected and required that any damage be reported to the Lessor as it becomes know. Depending on the nature of the damage, (impact on the Union and/or other Union members), the Lessor will be afforded the opportunity to repair damage, within a reasonable period, and inspected for approval by the Lessor.

PLUS

- \$25 (cash) For additional trips to the Union Hall by the Rental Hall Committee Member, other than the final inspection

These monies shall be remitted to a Rental Hall Committee Member no later than seven (7) days prior to the scheduled Lease.

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The Parties further agree as follows:

- I. The Lessee shall not be permitted to assign or transfer his rights under this agreement, nor let, or sublet the whole or any part of said premises.
- II. The property of the Lessee and of any guest of the Lessee located in or on the leased premises shall be at the sole risk of the Lessee and their guests or the parties owning the same, and Lessor shall in no event, regardless of the cause be responsible for such property. Lessee agrees to indemnify and hold Lessor harmless from any claims for said property, including attorney fees.
- III. The Lessee agrees to pay any damages, claims, expenses, or losses resulting from any or all damages done to the property of the Lessor by the Lessee or any guest(s) of the Lessee.
- IV. The Lessee shall indemnify and hold Lessor harmless from and against any claims, losses, expenses, suits, judgements, or damages, including attorney fees, to any person or property in or upon the designated premises, or any area used by the Lessee as a result of this lease.
- V. The Lessee agrees, when any alcoholic beverages are present, to provide at least one (1) qualified and responsible security person who will be present at all times on the date and during the times that the Lessee and/or guest(s) of the Lessee occupy the premises.
- VI. The Lessee shall at no time leave the premises unsecured. Further, the Lessee agrees to abide by all laws and regulations of the State of Indiana, County of St. Joseph, and Town of New Carlisle.
- VII. The Lessee shall have a cellular telephone (number listed above) on the premises at all times for the express purpose of contacting the emergency personnel of the Town of New Carlisle in the event of any personal or property emergency.
- VIII. The Lessee shall end all events and activities at or about 12:00 p.m. Midnight, allowing for one-hour clean-up time, providing for the Union Hall to be inspected, locked, and secured no later than 1:00 a.m. by the designated Rental Hall Committee Member. If the condition of the property does not meet the inspection guidelines, the Lessor reserves the right to keep the Security and/or Cleaning Deposit(s). If inspection guidelines have been met, these deposits will be returned to the Lessee no later than twenty-one (21) days after the close of this lease.
- IX. The Lessee agrees to clean the leased Union Hall completely, to include:
 - Sweep and mop Hall, hallway, restrooms, and entry way;
 - Clean all fixtures in restrooms, kitchenette, and tables and chairs;
 - Arrange and stack tables and chairs;
 - Empty all trash both inside and outside the Hall; and
 - Clean/pickup all the smoking debris outside the Hall.Or, the Union Hall Committee will take care of the cleaning, and retain the cleaning cost from the Cleaning and Security Deposit.

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- X. It is further understood and agreed that the covenants, conditions, and agreements contained herein are binding on, and may be legally enforced by, the parties hereto, their heirs, executors, administrators, successors, and assigns respectively, and that no waiver or any breach of any covenant, condition, or agreement, or any subsequent breach thereof, or of this agreement.
- XI. The Lessee agrees and acknowledges that there will be **NO SMOKING** in any part of the building. Smoking is only allowed outside the main entrance. Further, the Lessee agrees to forfeit all the Cleaning and Security Deposit, in the event that the Lessee or any of Guests of the Lessee violates this section of the Lease.
- XII. It is understood that this agreement is conditional and **subject to change** by decision of the Executive Board. At which time all monies would be refunded and decision made known at least 30 days in advance of the rental date.
- XIII. Any decorating or clean up is required to be completed on the day of the rental agreement. If additional day(s) are needed, the Lessee is required to rent the Union Hall for those additional days.

In witness whereof, the Lessor and Lessee have signed this Lease on the

_____ Day of _____, 20_____.

United Steelworkers, Local 9231

by: _____, Lessor

_____, Lessee

Note: The Rental Hall Committee membership contains:

- The President
- The Treasurer
- The Trustees
- And the original members of the Committee:
 - Randy Hennings,
 - Dave Luce, &
 - Marc Poland