

Rental Agreement

This rental agreement is made between the Frank and Michael Baran VFW POST 5778, hereinafter called "landlord" and Applicant, hereinafter called "tenant". The parties hereto for the consideration hereinafter provided for covenant and agree as follows:

1. The landlord hereby rents to the tenant the following described premises: The POST Hall located at 306 S. Lake Ave, Phillips, WI 54555. Hereinafter called VFW structure, excluding kitchen.
2. This rental period shall be for the date/dates stated on the application.
3. The tenant shall not assign this rental agreement in any event and shall not sub-rent premises and will not permit the use of said premises by anyone other than the tenant and the agents of tenant without written consent of the landlord.
4. The tenant's consideration for this rental agreement shall be for the amount stated on the application. The \$100 security deposit and *certificate of insurance liability* (normally this can be provided through your home owners insurance) shall be included with the application/agreement when submitted. The rental fee shall be paid to the VFW POST no later than 90 days prior to the date of the event, the _____ day of _____, 20____, or this agreement shall become null and void. The tenant shall be responsible for security of the rented VFW Structure. The security deposit will be returned after the use of the premises minus any deductions for damage or loss to the premises.
5. In the event of cancellation, the renter shall provide to the VFW Post 5778 a written notice no later than **30** days prior to the rental date. **Otherwise, fees are forfeited.**
6. At the expiration of the rental period herein mentioned, the tenant will return the premises to the landlord in as good a condition as the time the tenant went into possession. The tenant shall hold the landlord harmless for any injury, damage, claim, lawsuit, or action commenced arising out of the use of the premises by the tenant; in addition, the tenant shall reimburse the landlord for any costs, disbursements, awards, damages, attorney fees and any expense incurred arising out of the use of the premises by the tenant except for utilities.
7. The tenant agrees and understands that the VFW POST 5778 is not liable for any damages, personal or otherwise, suffered as the result of the use of the VFW structure by the tenant on the day/days of rental. The tenant agrees and understands that they will be responsible for any items that are broken or removed from the premises at the replacement value.

In witness thereof, the parties hereto have subscribed their names as of the date written above.

Please sign and return to the Frank and Michael Baran VFW Post 5778

By: Post Agent _____

By: Tenant _____

Note: This rental agreement request is not binding until approved by the VFW House Committee. Please do not make plans until rental is approved.

VFW Post 5778 Rental Checklist

- I agree to clean up after my event on the day of the event. If it is necessary to complete clean up the day after the event, I will make prior arrangements with the post agent. If cleaning is not complete, my deposit will be forfeited. Refer to cleaning requirements below.
- I understand that set-up for my event may begin no earlier than one day prior to the event; but I must make advance arrangements with the post agent for access to the hall.
- I agree to keep event goers and personal belongs OFF of the Vietnam Memorial and flagpole on the front lawn.
- I should contact the post agent with questions or concerns.

Post agent: 715-339-2959 or phillipsvfw@gmail.com

Cleaning Requirements

- Return all tables and chairs to their proper locations (as before event)
- Wipe off tables and chairs used
- Sweep floor and mop up spills that may have occurred
- Vacuum entrance rugs and stage area
- Put all trash in dumpster when you leave, including restroom garbage (ask for dumpster key)
- Remove all personal property by the end of the event day (Only VFW-owned property may remain at the hall).
- Cleaning supplies are provided by the Post

I, the undersigned, agree to the above rental checklist. I understand that non-compliance will result in the forfeiture of my deposit and/or future use of the VFW Structure.

Tenant Signature _____

Date _____

VFW Post 5778 Rules of Rental

Purchasing and Consuming of Beverages

1. All beverages consumed must be purchased from the Phillips Post 5778.
2. All persons consuming alcoholic beverages must be 21 years of age and may be asked to furnish a proper I.D.
3. Any person found furnishing alcohol to a minor will be asked to leave the premises immediately.
4. No beverage may be take outside.
5. Staff has the right, by law, to refuse service to anyone.

General Conduct

1. Renters are responsible for all guests in their party.
2. Fighting or damage to the property will result in immediate ejection from the premises and may result in loss of security deposit.
3. Catering of food is allowed.
4. Decorating is allowed. No tape on ceiling panels.