

UAW LOCAL 1284 UNION HALL RENTAL AGREEMENT

This agreement made this date: ___ / ___ / ___ between UAW LOCAL 1284 (Lessor) and

Lessee: _____ phone (___) ___ - ___

Address _____

City _____ State _____ Zip _____

Lessor does hereby rent out the UAW Local 1284 Union Hall under the following terms and conditions:

- 1) **Date of rental:** ___ / ___ / ___ to ___ / ___ / ___.
- 2) **Purpose:** _____ No of Guests _____
- 3) **Payment of Fees:** Lessee will pay UAW Local 1284 \$ 800.00 as a rental fee and \$ 500.00 security deposit for a total of \$ 1,300.00. Payment will be as follows: \$ 400.00 of the rental fee is due upon acceptance of this agreement to secure the rental date(s). The remaining \$ 400.00 rental fee and the \$ 500.00 security deposit (totaling \$ 900.00) is due and payable 14 calendar days prior to the rental date. The security deposit covers costs to restore the premises (hall & grounds) to pre-rental condition as well as any cost sustained by UAW Local 1284 as a result of the rental. All or any portion of the security deposit will be mailed within 14 days of the rental date.
- 4) **Insurance:** the Lessee is responsible for securing the necessary liability insurance for \$ 300,000.00 under the Lessee's name and provides a copy 14 days prior to the rental date.
- 5) **Liability:** the Lessee is liable for all lost, broken or stolen items owned by UAW Local 1284 and/or other person/entity. Under no condition will any of the equipment or property in the building be removed from the premises. Rental of the hall will not be reassigned to anyone but the Lessee, if so the contract will be cancelled.
- 6) **Cleaning of the Hall & Grounds after the event:** the hall & grounds must be cleaned by 12:00 noon the last day of the rental. If it is necessary for the UAW Local 1284 to clean the hall and / or grounds, Lessee will forfeit a minimum of \$ 250.00 and up to \$ 500.00 of the security deposit for this service. Return the keys to the premises by 12:00 noon the last day of the rental.
- 7) **Cancellation:** In case of cancellation the \$ 400.00 deposit will be returned, providing the cancellation is received in writing more than 45 days prior to the rental date.
- 8) **Decorating:** the use of tacks and/or tape on any wall or on the ceiling is strictly prohibited. Do not use anti-friction material on the floor.
- 9) **Rights of the Lessor:** reserves the right to enter the premises at anytime for inspection.
- 10) **Lessee:** will abide by all ordinances, laws, statutes and regulations under Michigan & local law.
- 11) If, in the judgment of UAW Local 1284, the premises becomes unusable due to an act of **God**, vandalism, or Local 1284 is on strike the rental will be terminated, all monies returned, with no claim for damages against either party.

12) **Hold harmless agreement:** The Lessee agrees to indemnify and hold harmless the UAW Local 1284 from any liability for damages to any person or property on or about the premises or arising from the rental of the premises from any cause what-so-ever.

13) Please turn off all interior lighting and reset the air conditioning/heat to previous temperature settings.

14) The Lessee is responsible for closing the driveway entrance gates when leaving the UAW Local 1284 property.

15) **Hours of Operation:** Event must end by **12:00 midnight**, with doors locked by 1:00 a.m., overnight stay/camping is strictly prohibited.

16) **Alcohol Policy & Agreement:**

a) Lessee agrees to follow all ordinances, statutes, laws and regulations under State of Michigan Law concerning consumption, sale and distribution of alcohol.

b) Lessee acknowledges the UAW Local 1284 does not have Host Liquor Liability Insurance.

c) If necessary, Lessee agrees to provide Host Liquor Liability Insurance per state statute or regulation. For any rental where alcohol will be sold or served, Lessor will obtain any license or permit necessary from the State or Local government. A copy will be provided 14 days prior to rental date.

d) Lessee shall not violate laws related to noise, public intoxication, or the serving of alcohol to minors. The Lessee agrees to hold UAW Local 1284 harmless and indemnify and defend it from all claims, actions, suits or demands including reasonable attorney's fees arising out of any breach by Lessee of any provision of this contract.

e) The person executing this agreement represents and warrants that he / she has the full right, power and authority to execute the agreement, and will be the Lessee responsible for said contract.

Alcohol will be served. _____ (initial)

Alcohol **WILL NOT** be served. _____

I agree to rent this facility for the period of time specified above, and will abide by the above terms and conditions of this agreement.

Signed: _____ date: ___ / ___ / ___
(Lessee)

Signed: _____ date: ___ / ___ / ___
(UAW Local 1284 Representative / Lessor)

**UAW Local 1284
phone (734)475-8000
P. O. Box 356
2795 S. M-52 Hwy.
Chelsea, MI 48118**