



RENTAL CONTRACT

1200 Charles Street, La Plata, MD 20646
301-932-0963 • 301-934-1459 (fax) • www.growingwithgrace.org

This Lease entered this _____, between Grace Lutheran Church (Lessor) and _____ (Lessee) who agrees as follows:

1. Lessee agrees to lease from the Lessor (Grace Lutheran Church) those premises known as the Grace Lutheran Church, 1200 Charles Street in the Town of La Plata, Maryland for the purpose of _____ to be held on _____ (but no later than 10 PM).
2. Lessee hereby agrees to abide by all rules, regulations and applicable laws (this includes but is not limited to local, state, federal and the Lessor's) during the term of the Rental Contract..
3. Fees: A rental price in the amount of _____ is due one week prior to the event. A security deposit of at least \$100, made payable to the Grace Lutheran Church, must accompany this Rental Contract.
4. The Lessee shall provide a Certificate of Insurance with Grace Lutheran Church named as loss payee. The Certificate of Insurance must accompany this Rental Contract. (see attachment)
5. Failure to comply with any of the terms of this Lease shall be considered a breach of the Lease by the Lessee and will result in forfeiture of all or a portion of security deposit and all or a portion of the rental based on the following:
 - a. Cancellation: If the Lessee cancels their reservation at least ninety (90) days before the event, all of their rental fees and security deposit will be returned. If the Lessee cancels 30 days or less before the scheduled event, Grace Lutheran Church will be entitled to keep the security deposit.
 - b. The Lessee is responsible for returning the facility to the condition and configuration it was in prior to their activity.
 - c. Lessee is responsible for any and all damages to the property of Grace Lutheran Church related to their use of the facility. If the security deposit does not cover damages, Lessee shall pay for additional damages upon demand.
 - d. The Lessee shall indemnify and hold Grace Lutheran Church, its members, legal representation, successors, and assignees harmless from any damages, claims, attorney fees, negligent acts, injuries, or accidents that may occur on or about the leased premises, occasioned by or related to their Lease of the premises.
 - e. If Lessee breaks the terms of the agreement, the Lessee agrees to pay all reasonable attorneys fees incurred by Lessor due to said breach.
6. Lessee further agrees to be bound by the following rules of the Grace Lutheran Church:
 - a. The use of tobacco products inside the facility is prohibited. Smoking is permitted only in designated areas outside the building.
 - b. All alcohol distribution and consumption must adhere to Grace Lutheran Church's written alcohol policy.
 - c. No food is permitted outside of the building, unless specifically provided for in this contract.
 - d. The Lessee shall be responsible for all guests for the duration of their event.

- e. All areas other than the specified rental areas are off limits to the Lessee and guests unless specified in this agreement,
- f. There shall be no off-site parking and no parking in other than designated parking spaces.
- g. Lessee shall make no alterations or improvements to the interior of the building or exterior of the building (this includes the hanging of decorations), without prior consent.
- h. The Lessor reserves the right to enter the premises to inspect, terminate, and remedy any problems which may occur during the use by the Lessee. In the event such an inspection discloses damages to the premises, any breach of terms of this contract, or any conduct which the Lessor, at its sole discretion determines to be inappropriate, the Lessor shall be entitled to the immediate repossession of the rented area and shall be entitled to require the Lessee and all guests on the premises to immediately vacate.
- i. Lessee shall have one (1) hour set up time, four (4) hours event time, and one (1) hour break down and clean up time. All events must conclude by 10 PM.
- j. There will be no confetti, birdseed, rice or any such favors detrimental to the environment and/or the building allowed on Grace Lutheran Church property,
- k. Lessee shall be responsible for maintaining the Maximum posted seating capacity of 300 people in the Family Life Center.
- l. All injuries, no matter how minor, must be reported in writing within 24 hours

NOTE: By the signing of this rental contract I/We hereby agree to conditions set forth in this agreement.

Lessee's Name and Signature: _____

Address: _____

Phone Number: _____ Date: _____

Email: _____

Lessor: GRACE LUTHERAN CHURCH

Agent/Title: _____ Date: _____

Address: 1200 CHARLES STREET, LA PLATA, MD 20646

Phone: 301-932-0963

Security Deposit Received (\$100 due with signed contract)

Pre-Event Inspection

Comments: _____

Post-Event Inspection

Comments: _____

Insurance Information Received

Other Comments: _____

INSURANCE INFORMATION

If you are renting space at Grace Lutheran Church you must comply with the following guidelines:

- You must obtain liability insurance in the amount of one million dollars (\$1,000,000.00)
- You must name Grace Lutheran Church as an additional insured on the policy for any liability damages on or to the property arising from activities during your event.
- You must indemnify, defend and hold Grace Lutheran Church harmless for any liability claim for damages on or to the property arising from activities during your event. The following paragraph (or one of a similar nature) must be included:

I, _____, agree to indemnify, hold harmless and defend Grace Lutheran Church from any and all liability or damage including, but not limited to, bodily injury, personal injury, emotional injury or property damage which may result from any person using Grace Lutheran Church, it's entrances and exits and surrounding areas, for user's purpose regardless of whether such injury or damage results from negligence of Grace Lutheran Church or otherwise.

- You must provide a certificate of insurance prior to your event.

I agree that I have been informed of and comply with the insurance requirements as stated above.

Signature

Date