



Five Mile Prairie Grange #905

Grange Hall Rental and Hold Harmless Agreement

Rental Agreement made on _____, 20____, between Five Mile Prairie Grange #905 ("Owner") and _____ ("Renter").
The parties agree:

1. **Rental of Grange Hall:** Owner hereby rents to Renter, and Renter rents from Owner, the Grange Hall ("Grange Hall") of Owner located at 3024 West Strong Road, Spokane, in Spokane County, State of Washington for the period commencing at _____ m. on _____, 20____, and expiring at _____ m. on _____, 20____.
2. **Payment by Renter:** Coincidentally with execution of this Agreement Renter shall pay \$_____ to Owner, of which \$_____ is rent for the period above stated. \$_____ is a damage deposit subject to retention or refund by the Owner as provided in paragraph 11 below.
3. **Payment options:** Payment for the rental and security deposit may be made by check, cash, or credit card. Credit card payments will incur a 4% swipe fee to cover the Grange's processing cost.
4. **Purposes:** The Grange Hall shall be used by Renter solely for the purpose of _____ and
Renter shall not use or allow use of the Grange Hall or its premises for any other purpose, or in violation of any law, ordinance or governmental regulation, or for any purpose or in any manner hazardous to the Grange Hall or unsafe as to any occupants.
5. **Condition:** Renter acknowledges that Renter has examined the Grange Hall and its premises, is satisfied with the condition thereof and relies completely upon such examination, and not upon any representation or promise of Owner or any other person, in renting the Grange Hall.
6. **Responsibility for conduct:** Renter shall maintain order throughout the rental period and shall not engage in or allow others to engage in any event or conduct in the Grange Hall or on its premises which may cause harm, injury, or damage to persons or property.
7. **Licenses and permits:** Renter shall secure from the public agencies having jurisdiction any license or permit required as to any activity or purpose for which the Grange Hall or its premises are to be used, and shall pay any cost or fee required for such license or permit.
* *A copy of said license and/or permit shall be provided to the Owner at the time that the Renter acquires the key.*
8. **Return of Grange Hall:** Upon expiration of the rental period Renter shall return the Grange Hall and its premises to Owner in the same condition as at commencement of the rental period.
9. **Keypad entrance code:** The Grange Hall main entrance is unlocked and re-locked with a keypad on the outside of the door. Renters will be provided with a unique combination to the keypad that is valid during their rental period.
10. **Keys:** Any keys provided to Renter will be returned to Owner at the expiration of the rental period.
11. **Damages:** If use of the Grange Hall by Renter results in damage or loss to the Grange Hall or any of its contents furnished by Owner, the Renter shall be liable to the Owner for the amount of such damage or loss. The Owner shall apply the damage deposit referred to above, up to



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the amount of such damage or loss, as or toward payment of such damage or loss; and if the amount of damage or loss exceeds the amount of such deposit, the Renter shall pay to Owner the amount of such excess promptly upon demand by Owner. If Renter fails to pay such excess amount when so demanded and Owner brings suit against Renter to recover the same, in addition to any amount awarded Owner by the Court for such damages, Owner shall be entitled to be awarded its costs and reasonable fees of attorney in such suit. Owner shall promptly return to Renter any portion of such damage deposit which is in excess of damage or loss, if any, to the Grange Hall and contents so resulting.

12. Hold harmless: Renter shall defend, indemnify, and hold Owner harmless with respect to any and all claims and demands which may arise at any time out of the use of the Grange Hall by Renter; except for any such claims or demands as may be caused by the sole negligence or willful misconduct of the Owner.

13. Entire Agreement; modification: This contains the entire Agreement and understanding between the parties relating to the Grange Hall and its premises. No modifications or claimed waiver shall be binding upon any of the parties unless in writing made after the date hereof making specific reference to this Agreement and signed by the Owner and the Renter.

Rental Agent for Owner, Five Mile Prairie Grange #905

Date

Telephone

Signature of Renter

Date

Name of Renter (print)

Telephone

Mailing Address

City

State

ZIP