



MOSES LAKE
GRANGE #1151

*American Values.
Hometown Roots.*

14724 Rd 3 SE,
Moses Lake, WA 98837
moseslakegrange@gmail.com
(509) 850-0242

Grange Hall Rental and Hold Harmless Agreement

For O'Sullivan Grange Hall: Home of Moses Lake Grange #1151

This rental agreement is amongst Moses Lake Grange #1151 (Owner) and _____ (Renter). Owner hereby agrees to rent to Renter, and Renter to rent from Owner, the O'Sullivan Grange Hall, located at 14724 Road 3 SE, Moses Lake, WA, for the period commencing at _____ AM/PM on _____ and expiring at _____ AM/PM on _____. **No subletting or assignment of rental is permitted.** Use of the Hall includes use of the Grange's tables, chairs, piano, and full kitchen.

Purpose: The Grange Hall is to be used for the purpose of _____

Renter will not use the Grange for any other purpose, or for any purpose that is in violation of any law, ordinance, or governmental regulations, or in any manner that is unsafe to any occupant.

RENTAL RATES

<u>Activity Details</u>	<u>Rental Rate</u>	<u>Deposit Amount</u>
4-12 hours	\$150	\$200
4 hours or Less	\$75	\$200

*Weekend rate \$250-Friday 6pm - Sunday 10am

*Funeral rate \$75-up to 5 hours

Payment by Renter: The Renter shall pay \$_____ in rent and \$_____ in damage deposit for the above event to **Moses Lake Grange #1151.**

Please check one: ____ alcohol **will** be present; ____ alcohol will **not** be present.

____ Please check here if you opt to pay \$60 extra for the Grange to remove your trash and recyclables.

Initial _____

Discounts: The following discounts apply only to rent charges, and do not affect the deposit amounts.

- 1) A 15% discount for multi-use (three or more times per year), starting with the third rental unless all events are scheduled at the same time.
- 2) A 15% discount for service organizations, and 501(C)3's (Available for weekday rentals Sundays through Thursdays)
- 3) Grange Members may rent the hall for a full day for \$75

Cancellation Policy: There are *no refunds* for cancellations made less than 14 days prior to an event.

Initial _____

Return of Grange Hall: Renter shall return the Grange Hall *clean and with no garbage or property left behind*. If any items brought into the facility by the rental group are not removed by the end of the rental period, the renter will be charged for one additional day's rent. Any negligent or malicious damage to the facility or failure to clean the Hall will result in forfeiture of all or part of the deposit. Upon demand of the Owner, the Renter shall be liable to the Owner for the amount of damages in excess of the deposit. If Renter fails to pay such excess damages when so demanded and the Owner brings suit against Renter, Owner is entitled to reasonable attorney fees and costs to collect these excess damages. As well, Owner shall return to Renter any portion of damage/cleaning deposit which is in excess of costs incurred to restore the Grange to rentable condition.

Key code will work for only the hours of the event. All clean up must be done prior to event end. Please choose a 4 digit code that you will remember # _____

Initial _____

Responsibility for Conduct: The signer of the rental agreement will be considered the responsible party in case of accidents, injury, damage, theft or disturbance during the event. The signer or assigned person shall be on premises throughout the event and through cleaning and lockup, ensuring that no person is allowed to engage in any conduct in the Grange Hall or on its premises that may cause harm, injury or damage to persons or property. Owner has the right to monitor event.

- All minors on the premises must have adequate adult supervision.
- No inflatables. (example: Bouncy houses)
- Smoking or Vaping is NOT allowed in the Hall or on the premises.**
- No candles or other open flames are to be used.
- No nails, tacks, staples, hooks, glue, duct tape or masking tape are to be used on the walls. Painters tape is permissible, if it is removed right after the event.
- BBQ's only allowed 10 ft from the East (kitchen) side of the building.
- Must follow all county ordinances.

- Moses Lake Grange is NOT responsible for any injuries, including on the basketball court.
- **All garbage, food, recycling and beverages must be removed immediately following the event, unless other arrangements have been made as part of this contract.**

Initial _____

Alcohol Policy: No alcohol is allowed on the premises, unless the required catering and alcohol permits are acquired *by the Renter* prior to the event. It is the responsibility of the Renter to obtain a Special Occasion Liquor license or Banquet Permit from a Permitting Agency which will be displayed in the facility during the event. The renter is responsible for obtaining proof of event insurance for a minimum coverage of \$250,000, if there is alcohol being served. The owner is not liable for the presence of alcohol and the renter is solely responsible for their attendees. If any signs of alcohol is found without proper licensing/insurance the deposit will NOT be returned.

Initial _____

Use of the Kitchen: Per Grant County Health Department, no food cooked or prepared in the grange kitchen may be sold or served to the public. Only private rentals and events may utilize the kitchen for the preparation of food.

Initial _____

All trash and recyclables are to be removed by the renter. *If you would like to have the Grange haul away your trash and recyclables, please add \$60 to your rental check, and we will arrange for the removal of trash and recyclables generated during your rental.*

Initial _____

Cancellation & Date Change Policy: There are *no refunds* for cancellations made less than 14 days prior to an event. No refunds for prime dates, no matter the time frame. This includes any holiday's and other dates like graduation etc.

Initial _____

Hold Harmless: Renter shall defend, indemnify and hold harmless Owner and Owner's Agent 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. Renter is responsible for all guests, and guests property. Moses Lake Grange is not responsible for any accidents or injury of anyone on the property during the time it is rented by the renter. Moses Lake Grange is also not responsible for any property owned by the renter or renters guests.

Initial _____

Deposit Return: No amount of deposits will be returned to the renter without full inspection of the facilities by the owner, to be completed post the rental conclusion. In the case of partial deposit refunds, the refund may take up to three weeks. The owner has sole discretion of deposit return based upon the number of hours spent and cost of supplies to clean and/or repair the hall to return it to original condition. If any portion of the refund is held by the owner an itemized explanation will be submitted to the renter within three weeks.

Initial _____

ADVANCE PAYMENT IS REQUIRED TO HOLD THE HALL FOR YOUR EVENT.

Initial _____

Payments: Payment for rent or deposit may be made in cash, check, or money order. Checks and money orders shall be made payable to Moses Lake Grange #1151, and two separate checks or money orders shall be made for the amounts of rent and deposit. For all payment methods, a receipt of payment will be provided by the owner at the time of contract agreement. If necessary, a NSF fee of \$35 will be charged to the renters deposit. All payments for rent and deposits shall be made at the time of the rental agreement and can be done so by contacting a representative from the Moses Lake Grange #1151 at (509)850-0242.

Initial _____

Entire Agreement: This is the entire agreement and understanding between the parties relating to the Grange Hall and its premises. No modification or claimed waiver shall be binding upon either of the parties unless made in writing and signed prior to rental date.

Initial _____

Renter (printed name): _____

Signature: _____

Washington State ID Number: _____

Phone number(s): _____ **Email:** _____

Mailing address: _____

Owner: Moses Lake Grange #1151 **Phone Number:** (509) 850-0242

Owner's Agent (printed name): _____

Signature: _____