

GRANGE HALL RENTAL AND HOLD HARMLESS AGREEMENT

(Page 1 of 4)

Rental Agreement made on \_\_\_\_\_ between Waller Road Grange ("Owner") and \_\_\_\_\_ ("Renter").

The parties agree:

(1) Rental of Grange Hall, Owner hereby rents to Renter, and Renter rents from Owner, the Grange Hall located at 2708 64<sup>th</sup> St E., Tacoma WA. 98404, in Pierce County, State of Washington for the period commencing at **6:00 PM** on \_\_\_\_\_ and expiring at **12:00 PM (NOON)** on **Month XX, 202X.**

(2) Payment by Renter. Coincidentally with execution of this agreement Renter shall pay **\$XXXX.00** of which **\$500.00** is rent for the period above stated which includes a cleaning fee of the Grange Hall after the expiration period and **\$XX00.00** is a damage deposit subject to retention or refund by the Owner as provided in paragraph (8) below.

(3) Purposes. The Grange Premises shall be used by Renter solely for the purpose of **XXXX** and Renter shall not use or allow use of the Grange 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 Premises or unsafe as to any occupants.

(4) Condition. Renter acknowledges that Renter has examined the Grange Premises. Is satisfied with the condition thereof and relies completely upon such examination and not upon any representation or promise or Owner or any other person, in renting the Grange Premises.

(5) 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 on the Grange Premises which may cause harm, injury, or damage to persons or property.

6) 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 Premises are to be used and shall pay any cost of fee required for such license or permit.

7) Return of Grange Hall. Upon expiration of the rental period Renter shall return the Grange and premises to Owner in the same condition as at commencement of the rental period, subject to such littering thereof as may reasonably be anticipated to result from the above specified use by the Renter.

8) Damages. If use of the Grange Premises by Renter results in damage to the Grange Premises furnished by Owner, the Renter shall be liable to the Owner for the amount of such damage. The Owner shall apply the damage deposit referred to the above in paragraph (2), up to the amount of such damage, as or toward payment of such damage; and if, the amount of damage 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, if any, to the Grange Premises so resulting.

(9) 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 Premises by Renter.

(10) Entire agreement; modification. This contains the entire agreement and understanding between the parties relating to the Grange Premises. No modification 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 enter.

**THE FOLLOWING RULES & REGULATIONS AND RESTRICTIONS  
APPLY TO THE USE OR RENT OF THE WALLER ROAD GRANGE HALL**

1) Renter(s) must be 21 years or older.

2) Renter agrees to pay a Deposit of \$500.00 to hold the premises for agreed date. If the Renter cancels the rental, the deposit will not be refunded in full. Refunds will be based as follows: four (4) months prior to rental – half the deposit returned; three (3) months or less – no refund.

a) IF, the Rental or Deposit check is returned for NSF, there shall be a \$30.00 fee charged.

3) Proof of Liability Insurance is required. A copy of the certificate showing Waller Road Grange as “Additional Insured” is required in the amount of at least \$300,000 per event. You can get a rider on your homeowners’ policy or go to [eventhelper.com](http://eventhelper.com) #UF8EoF.

4) All food and beverages, including wedding cake, punch, or alcohol will be dispensed in the dining room.

\*\*\*Food and drinks are encouraged to remain in the dining hall.

5) Beer and wine may be served in moderation only.

a) A Licensed Bartender is required if alcohol is served.

b) The Bar must stay in the Southeast corner of the dining room.

**\*\*\*The Waller Road Grange does not allow any underage drinking\*\*\***

**\*\*\*No Hard Liquor is allowed on the property\*\*\***

- 6) Decorations, are allowed with conditions.
- Any decorations that bleed, such as crepe paper, are not allowed.
  - No rice, bird seed, confetti, or glitter will be thrown inside/outside the Hall.
  - No lighted candles will be used.
  - Please use existing hooks provided for decorations.
  - Clear packaging tape is suggested to hold decorations.  
(Thumb tacks, pushpins, staples, or double-back tape are not allowed).
- 7) Grange property,
- Decor, any grange owned décor is not to be removed from the property.
  - Props, if any requested, are subject to an additional cost to the Renter at the Owner's discrepancy.
  - The parking lot and fields must be cleaned of any garbage or debris.
- 8) Tables and chairs, are provided by the Grange.
- All (29) tables and all chairs must be returned on the racks to their original location.
- 9) Restrooms will be stocked by the Grange staff before the use of the hall. Any additional supplies for the party will be provided by the Renter.
- 10) Kitchen, if the ovens and refrigerators are used, they will be cleaned by the Renter. Ovens need to be turned off after using. Do not change the temperature of the refrigerators.
- 11) Garbage, Renter is responsible for dumping all garbage in the dumpster provided. Any garbage that exceeds the dumpster capacity, the Renter will be responsible for disposing at the Renter's cost. Liners are provided by the property and located in the kitchen.
- 12) Cleaning, Renter is responsible for cleaning up any spills on the floors.
- Mop and brooms are located in the kitchen broom closet.
- 13) Exit lights, are to be **ON**, at all times during functions. All lights and exit lights are to be turned off after the event.
- 14) Heat will not be turned up over 65 degrees, it shall be turned down to 55 upon leaving.
- 15) **NO SMOKING** IS ALLOWED, in the building.
- 16) **NO FIREWORKS** ALLOWED, on the property.
- 17) Close and lock all the windows and doors. Lock the entrance gate upon leaving.
- 18) Owner remains the right to inspect the property during the rental period.

**\*\*\*MUSIC MUST STOP AT 10PM\*\*\***

**\*\*\*CLOSING TIME FOR ALL PARTIES IS MIDNIGHT\*\*\***

19. I have read and will abide by the rules, regulations, and restrictions as stated above.
- a) The deposit will be lost to you, the Renter, if any of the rules are violated.
  - b) The deposit will be returned to the renter if all the rules are met.

**Renter Initials:**

RENTER NAME: XXXXXXXXXXXXXX

RENTER ADDRESS: \_\_\_\_\_

RENTER PHONE NUMBER: \_\_\_\_\_

RENTER EMAIL: \_\_\_\_\_

RENTER SIGNATURE: \_\_\_\_\_

OWNER: Waller Road Grange #1111  
Grange Name and Number

EMAIL: [wallerroadgrange1111@gmail.com](mailto:wallerroadgrange1111@gmail.com)

\_\_\_\_\_  
Signed by Ronda Fredrickson

TITLE: Events Director TELEPHONE: 253-531-1741

Please return deposit and page 4 to:  
(Arrangements can be made for cash deposits)

**Events Director**  
**Insert Address**  
**Tacoma, WA 98443**

**Deposit, Payment, and Refund Record**

Deposit Date Received _____	Deposit Amount \$ _____	Method of Payment _____
Payment Date Received _____	Payment Amount \$ _____	Method of Payment _____
Deposit Date Refunded _____	Refund Amount \$ _____	Method of Refund _____