

LEE COUNTY BLACK HISTORY SOCIETY, INC.

1936 Henderson Avenue Fort Myers, Fl. 33916

Multi-purpose Room Lease Agreement

Name of Lessee _____

Address _____ City _____ State _____ Zip _____

Home Phone _____ Cell _____ Fax _____

Please choose from the following

Birthday Party ___ Reception ___ Meeting ___ Baby Shower ___ Other/Specific _____

DJ _____ Decorators/Set up Time _____ Bounce House(s) Yes _____ No _____

Date of Event _____ Start time _____ End time _____

Lessee Signature _____ Date _____

\$50.00 Deposit paid by _____ Cash _____ Money Order _____

Additional payments by _____ Cash _____ Money Order _____

LCBHS Agent's Signature _____ Date _____

Herein after called "Lessee."

1. PAYMENT TERMS/DEPOSIT: Lessee agrees to pay LCBHS for the use of such premises a base rental package \$200 for **SIX (6)** hours and a \$50 refundable deposit to secure the desired date. A meeting rental (maximum 2 hours) \$25.00 per hour.

The balance of the rental package cost of \$200 is to be paid no less than **10 business days (Tuesday- Friday)** prior to the start of the event. Payments accepted via Cash or Money Order and should be payable to the Lee County Black History Society. Refundable deposit shall be returned to the lessee no less than 10 business days after the contracted event. An authorized agent of the LCBHS will notify the lessee when said refund is available for pick-up.

2. ESSENCE OF TIME: Time shall be of essence in this Agreement and the time herein granted shall not be extended for the occupancy or use of the premises by the Lessee without the express written permission of LCBHS. You are allowed an hour before your event to set up and an hour after the event for clean up. Any additional time shall be \$25 per additional hour (or fraction thereof), if such permission is granted. Payment for time extension must be paid in cash or money order. No personal checks will be accepted. Initial _____

3. LCBHS PROPERTY: All LCBHS equipment entrusted to the care of Lessee or on the demised premises during the term of this Lease, which shall become lost, stolen, or which shall disappear, shall be the sole responsibility of the Lessee. Lessee shall be responsible to pay full replacement costs to LCBHS upon demand. Initial _____

4. DAMAGE OR DEFACEMENT OF BUILDING OR PREMISES: Lessee shall not in any manner deface said building or premises and shall not cause nor permit to be driven, any nails, hooks, tacks, or screws in any part of said building nor shall Lessee make or allow to be made any alteration of any kind therein. Initial _____

5. RESPONSIBILITY FOR PROPERTY IN BUILDING: LCBHS assumes no responsibility for any property placed in said premises, and Lessee hereby expressly relieves and discharges LCBHS from any and all liability for any loss, injury or damage to persons or property that may be sustained by reason of the use of occupancy of said premises or any part thereof under this Agreement and all other protective service desired by Lessee must be arranged for by special agreement with LCBHS at the sole cost and expense of Lessee. The onsite agent of the LCBHS shall have available to him/her at all times, total and complete access to all portions of the leased premises. Initial _____

6. SURRENDER OF PREMISES: Lessee shall quit and surrender the demised premises and all equipment/possessions contained therein to LCBHS at the end of the aforesaid term in the same condition as at the date of the commencement of this Lease, ordinary use and wear only expected. In the event that the above-described portion of said premises is vacated by Lessee on the date and time named at the end of the term for which said portions of said building are to be used by Lessee in accordance with this Agreement, then LCBHS shall be and is hereby authorized to move from said building at the expense of