# LEASE AGREEMENT – THE VILLAGE HALL

LAKEWOOD PARK PROPERTY OWNERS' ASSOCIATION, INC., a Florida Not For Profit Corporation, hereinafter called the LANDLORD and _____ (Leasee's Name), hereinafter called the TENANT, agree to lease LAKEWOOD PARK VILLAGE HALL at 7508 JENNINGS WAY, FORT PIERCE, FL 34951, hereinafter called the PREMISES, for the purpose of _____ (Event type (e.g. birthday party, quinceanera, wedding, etc.)) for a period of _____ day(s), beginning _____ and ending _____.

TENANT agrees to purchase event insurance for this event naming Lakewood Park Property Owners' Association, Inc. as the insured on the policy. A copy of the insurance policy **MUST** be provided to the LANDLORD 10 days prior to the event and must be acceptable to the LANDLORD.

**Insurance can be purchased online at https://www.theeventhelper.com/#tl6sjT**

TENANT is liable for any physical damage, legal actions, and/or loss of reputation or business opportunities that LANDLORD may incur as a result of any actions of TENANT or TENANT'S guests while TENANT is in control of the venue, and shall indemnify and hold harmless the LANDLORD against any and all legal actions which may arise from TENANT's use of the venue.

Any and all disputes arising out of this agreement shall be brought in St. Lucie County, Florida. THE PARTIES WAIVE ANY AND ALL RIGHTS TO A TRIAL BY JURY OF ANY CLAIMS ARISING FROM THIS AGREEMENT EXCEPT FOR PERSONAL INJURY CLAIMS.
The TENANT may not assign nor sublet all or any part of this lease to any other person or group, nor allow any other person or group to use the premises without the TENANT being present at all times.

**The event must be over by 10:00 P.M., with hall cleaned and closed by 11 PM.**

The TENANT must leave the premises, inside and outside, clean and in good repair at the end of the period of this lease.

A rental fee of $_____, plus security deposit of $_____, for a total amount due including security deposit of $_____ MUST be paid in full 30 days prior to the scheduled event date.

_____
THE LANDLORD
Lakewood Park POA
7508 Jennings Way
Fort Pierce, FL 34951
772 -464-9377

_____
TENANT Access Code: _____
Address: _____
_____
Phone Number: _____
Email: _____

| Date | $$ Type | $$ | | Post Fee | |
|---|---|---|---|---|---|
| | | | | Deposit Return | |
| | | | | Check # | |
| | | | | | |
| | | | | | |
| INS | | Paid in Full | | | |

## Village Hall Rules of Rental

**There is a noise ordinance in St Lucie County that is strictly enforced. TENANT's exceeding the noise limit resulting in a citation from the county will automatically result in forfeiture of all security deposits. ***BE SURE TO SHARE THIS WITH YOUR DJ or BAND****

**Decibel Levels:**

| 7:00 AM – 11:00 PM | 11:00 PM – 7:00 AM |
|---|---|
| 60 dBA / 65 dBC | 55 dBA / 60 dBC |

**Serving alcohol to minors or impaired persons is strictly prohibited.**

**No person may possess or carry, whether openly or concealed, any guns, rifles, pistols, or firearms of any type on the premises of the Village Hall, 7508 Jennings Way, Fort Pierce, FL.**

**NO parking or driving on the front lawn. The septic system is located in that area.**

The Village Hall is a smoke/vape free building. Smoking/Vaping is strictly prohibited inside of the building!

Clean Up:

- The village hall interior and exterior should be free of any garbage, including in the bathrooms, kitchen, and outside. There is a garbage dumpster in the parking lot for your convenience.
- Floors must be swept and mopped. Supplies are in the utility closet near the entry door.
- All lights and ceiling fans should be turned off.
- Air Conditioning must be turned to 78 degrees. Thermostats are located on the wall in the front and rear of building.
- Walk around the outside grounds (front, sides, and rear) to make sure there is no trash (i.e. cans, bottles, and cigarette butts) left on the lawn and walkways.
- Remove all decorations including scotch tape, tacks, etc. Do not hang decorations from ceiling tiles or fans.
- Chairs should be folded and put on the chair racks. Tables should be folded and put on table carts.

**TO AVOID RELINQUISHING ANY OR ALL OF YOUR DEPOSIT:** CLEANING CREWS SHOULD BE AWARE OF THE ABOVE RULES.

The PREMISES **MUST** be left in the same condition as when the walk through was completed.

**SECURITY DEPOSIT REFUND IS SUBJECT TO FINAL INSPECTION OF VILLAGE HALL.**
Security deposits will be returned to the TENANT within 10 business days of the end of the event period.

_____
Initials

## Village Hall Rental Rates

**Member or Non Member**

$100 deposit is required to hold a date and must be paid within 48 hours of requesting hold of a specific date. The event date can be changed ONCE or the $100 deposit will be forfeited. This $100 deposit is non-refundable if the event is canceled. If the event is not canceled the $100 will be applied to the balance of the rental fee.

**If event is cancelled less than 30 days prior to the event all funds paid will be forfeited.**

**Member:**

$500 – Security Deposit (refundable)

$125 – 1-6 Hours (1/2 day)

$250 – Per Full Day (8:00 am to 10:00 pm for event 10:00 pm to 11:00 pm for cleaning)

$500 – Weekend – Friday to Sunday (only 1 event per weekend)

**Non-Member**:

$500 – Security Deposit (refundable)

$175 – 1-6 Hours (1/2 day)

$350 – Per Full Day (8:00 am to 10:00 pm for event 10:00 pm to 11:00 pm for cleaning)

$750 – Weekend – Friday to Sunday (only 1 event per weekend)

Access to the hall is controlled by a keyless entry system. An access code will automatically be activated for your rental period. The code is usually the last 5 digits of the phone number you supplied on this contract. Call: 419-266-8184 or 317-372-9364 if you have any issues.

**TABLES and CHAIRS AVAILABLE AT NO ADDITIONAL FEE:**

28 - 6’ White plastic tables

167 Plastic white folding chairs

_____
Initials

**Check List/Damage Fee List**

| Check List/Damage Fees | | | |
|---|---|---|---|
| | | | |
| **Issue** | **Description** | **Fee** | **Notes** |
| | Chair (broken/missing) | $75 | Should be 167 |
| | Table (broken/missing) | $125 | Should be 28 6' |
| | Window (broken) | $175 | |
| | Window Blind | $25 | |
| | Cleaning (inside or outside) | $25 | per hour per person |
| | Light | $50 | |
| | Ceiling Tile | $25 | |
| | Ceiling Fan | $100 | |
| | Microwave | $300 | |
| | Stove/Oven | $400 | |
| | TV | $200 | |
| | Noise Violation | Full Deposit | |
| | TV Remote | $25 | |
| | | | |
| | | | |
| | Miscellaneous (List below): | | |
| | | | |
| | | | |
| | | | |
| | | | |

**Walk through completed by:**

_____ _____

**Landlord Representative** **Tenant**

**Date:** _____

_____

Initials