

**BACHELOR VALLEY GRANGE RENTAL AND HOLD HARMLESS AGREEMENT**

Rental agreement made on \_\_\_\_\_ between the **Bachelor Valley Grange**, hereinafter  
(DATE)

known as Owner, and \_\_\_\_\_ hereinafter known as Renter.  
(NAME OF RENTER)

THE OWNER AND RENTER HEREBY AGREE AS FOLLOWS:

**Rental of the Bachelor Valley Grange.** Owner hereby rents to Renter, and Renter rents from the Owner, the Grange Hall located at **9355 Government St, Upper Lake CA 95485**  
**(Mailing address POB 502, Upper Lake CA 95485)** for

the period commencing at \_\_\_\_\_ am on \_\_\_\_\_ and expiring at \_\_\_\_\_ pm  
(TIME) (DATE) (TIME)  
on \_\_\_\_\_  
(DATE)

**Payment by Renter.** With the execution of this agreement, Renter shall pay \$ \_\_\_\_\_ to the Owner, of which \$ \_\_\_\_\_ is rent for the period stated; and **\$100.00** is a damage and cleaning deposit subject to retention by Owner or refund to the Renter as provided in paragraph (9) below.

If renter choses to utilize garbage services renter shall pay \$50.00. \_\_\_\_ Yes, I need garbage service and agree to pay \$50.00.

**Purpose.** 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 government regulation, or for any purpose or in any manner hazardous to the Grange Hall or unsafe to any occupants.

I am

- \_\_\_\_\_ \$50.00 per hour rental
- \_\_\_\_\_ \$100.00 kitchen only
- \_\_\_\_\_ \$100.00 hall only
- \_\_\_\_\_ \$200.00 full rental per day
- \_\_\_\_\_ \$100.00 Local nonprofit

**Condition of Grange Hall.** Renter acknowledges that Renter has examined the Grange Hall and 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.

**Alcoholic Beverages.** Renter shall be responsible for all liability occurring or resulting from the consumption of any alcoholic beverage in the Grange Hall or on its premises during the rental period.

**Orderly 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 person or property during the rental period. Any actions taken by the Renter that results in Law Enforcement having to respond will automatically forfeit the entire deposit.

**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.

**Return to 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, subject to such littering thereof as may reasonably be anticipated to result from the purpose for which the Grange Hall was rented as stated in paragraph (3) above.

**Damages.** If use of the Grange Hall by Renter results in Damage to the Grange Hall, its premises, or any contents 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 in paragraph (2) above, up to the amount of such damage. If the amount of damage exceeds the amount of the damage deposit, the Renter shall pay the 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 same, Owner shall be entitled to be awarded costs and reasonable attorney fees in addition to any amount awarded Owner by the Court for the damage. However, Owner shall promptly return to the Renter any portion of the damage deposit which is in excess of damage, if any, to the Grange Hall, its premises, or any contents furnished by the Owner.

**Hold Harmless.** Renter shall defend, indemnify, and hold Owner harmless from any and all claims, losses, liability, demands, suits, or judgments, including attorney's fees, legal costs, and personnel costs, brought against Owner by

any person or entity for deaths or injuries to persons or for loss or damage to property arising out of or in connection with the use and occupancy of the Grange Hall and its premises by Renter, its agent, servants, employees, or invitees whether or not caused by Owner's negligence.

**Insurance Provisions.** The Owner shall be named on the Renter's liability insurance policy for the amount of \$100, 000 as an Additional Insured for the liability arising out of the use of the Grange Hall by the Renter for the duration of the rental period.

**Entire Agreement Modification.** This document contains 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 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.

Signed at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
(CITY) (DAY) (MONTH) (YEAR)

By Owner \_\_\_\_\_

By Renter \_\_\_\_\_