



# HALL RENTAL AGREEMENT

FOR

D.A.N.K. CHAPTER 13- 2651 PIPESTONE RD. BENTON HARBOR MI 49022  
(269) 926-6652



AGREED: LANDLORD LETS TO RENTER AND RENTER TAKES FROM LANDLORD UNDER THE FOLLOWING TERMS AND CONDITIONS:

\*DESCRIBE SPACE BEING RENTED: \_\_\_\_\_

LANDLORD: D.A.N.K. CHAPTER 13

RENTER: NAME: \_\_\_\_\_

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

HOME PHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

RENTAL DATE: \_\_\_\_\_ RENTAL PURPOSE: \_\_\_\_\_

USE LIMITED TO THIS PURPOSE\*



SECURITY DEPOSIT: \$ \_\_\_\_\_ PAID: \_\_\_\_\_ CASH- CHECK- CREDIT CARD

HALL RENTAL CHARGE: \$ \_\_\_\_\_ PAID: \_\_\_\_\_ CASH- CHECK- CREDIT CARD

BAR PACKAGE: \$ \_\_\_\_\_ PAID: \_\_\_\_\_ CASH- CHECK- CREDIT CARD

ADDITIONAL BARTENDER: \$ \_\_\_\_\_ PAID: \_\_\_\_\_ CASH- CHECK- CREDIT CARD

LINENS: \$ \_\_\_\_\_ PAID: \_\_\_\_\_ CASH- CHECK- CREDIT CARD

TOTAL AMOUNT DUE: \$ \_\_\_\_\_ FINAL PAYMENT DUE: \_\_\_\_\_

**DUE THREE (3) WEEKS IN PRIOR TO EVENT**

\*\*SUBJECT TO CHANGE FOR ACTUAL BAR USAGE AND ADDITIONAL CHARGES AS MAY BE SET FORTH HEREIN:

## ADDITIONAL TERMS:

1. THE HALL RENTAL CHARGE IS NON-REFUNDABLE \_\_\_\_\_ (RENTER'S INITIALS)
2. THIS IS AN "AS IS" RENTAL. RENTER HAS INSPECTED THE HALL AND AGREES TO ACCEPT IT "AS IS" \_\_\_\_\_ (RENTER'S INITIALS)
3. TENENT SHALL SURRENDER THE HALL IN AS GOOD A CONDITION AS WHEN RENTED
4. THE D.A.N.K. IS AUTHORIZED AND RENTOR CONSENTS TO DEDUCTIONS FROM THE SECURITY DEPOSIT FOR ANY DAMAGES CAUSED BY RENTER AND/OR RENTER'S GUEST. ANY UNUSED SECURITY DEPOSIT WILL BE RETURNED TO RENTER AT THE ABOVE ADDRESS WITHIN 14 DAYS OF THE RENTAL DATE \_\_\_\_\_ (RENTER'S INITIALS)
5. LEASE IS FOR SIX HOURS ON RENTAL DATE ABOVE AND BEGINS AT \_\_\_\_\_ AM/PM AND ENDS AT \_\_\_\_\_ AM/PM
6. RENTER SHALL HAVE **TWO (2) HOURS** THE DAY BEFORE THE EVENT TO SET UP AND DECORATE PROVIDED NO EVENT IS SCHEDULED IN THE HALL THE DAY PRIOR. WHEN THIS OCCURES THE SET UP SHALL BE THE DAY OF THE EVENT AT AN AGREEABLE TIME WITH THE D.A.N.K. STAFF

\*\*DELIVERY TIMES FOR CAKE, FLOWERS, AND FOOD ON THE DAY OF THE EVENT MUST BE INCLUDED IN THE ALLOTTED **TWO (2) HOURS** FOR SET UP\*\*

**ADDITIONAL TERMS CONTINUED:**

7. ALL DECORATIONS MUST CONFORM TO D.A.N.K.'S DECORATING RESTRICTIONS AND SHALL BE REMOVED AFTER THE EVENT.
8. RENTER AND RENTER'S GUESTS SHALL AT ALL TIMES BE SUBJECT TO THE GENERAL SUPERVISION OF THE D.A.N.K. STAFF AND SHALL COMPLY WITH ALL LAWS, RULES, AND REGULATIONS.
9. RENTER AGREES TO INDEMNIFY AND HOLD HARMLESS D.A.N.K. , ITS MEMBERS, ITS BOARDS AND OFFICERS, ITS LANDLORD, EMPLOYEES, AGENTS AND CONTRACTOR'S FROM ANY AND ALL LIABILITY, DAMAGES, CAUSES OF ACTION, JUDGEMENTS AND FINES WHICH MAY ARISE OR BE ASSESSED AS A RESULT OF RENTER OR RENTER'S GUESTS NEGLIGENCE OR VIOLATION OF A TERM OR CONDITION OF AGREEMENT. RENTER ALSO AGREES TO REIMBURSE D.A.N.K. FOR ANY AND ALL COSTS, EXPENSES, INCLUDING, BUT NOT LIMITED TO ATTORNEY FEES AS A RESULT OF RENTER'S BREACH OF THIS AGREEMENT OR FOR THE DEFENDING OR ENFORCEMENT OF THIS AGREEMENT \_\_\_\_\_ (RENTER'S INITIALS)
10. D.A.N.K. MAY TERMINATE THIS AGREEMENT AT ANY TIME FOR CAUSE AND RENTER'S SOLE REMEDY AND DAMAGES SHALL BE LIQUIDATED DAMAGES IN THE AMOUNT OF THE RETURN OF THE HALL RENTAL CHARGE AND RETURN OF THE SECURITY DEPOSIT, LESS ANY DAMAGES, CHARGES AND FEES OUTSTANDING DEDUCTED THEREFROM
11. D.A.N.K. RESERVES THE RIGHT TO PURSUE ALL LEGAL AND EQUITABLE REMEDIES AVAILABLE
12. ANY MODIFICATION OR WAIVER TO THIS AGREEMENT MUST BE IN WRITING AND SIGNED BY ALL PARTIES
13. D.A.N.K. IS NOT RESPONSIBLE FOR POWER FAILURES, ACTS OF GOD, UNFORESEEN MECHANICAL FAILURES OR OTHER EVENTS THAT MIGHT AFFECT THE CONDITION OF THE HALL OR D.A.N.K.'S ABILITY TO HOST THE EVENT
14. IF SIGNED BY MORE THAN ONE RENTER, EACH SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PERFORMANCE HEREUNDER
15. IF ANY PORTION OF THIS AGREEMENT IS FOUND INVALID, THE REMAINDER OF THE AGREEMENT SHALL BE ENFORCEABLE AS IF THE UNENFORCEABLE PORTION WAS OMITTED
16. THIS AGREEMENT IS NOT ASSIGNABLE
17. THE RENTER AGREES THAT THEY CAN HAVE THEIR OWN CATERERS BUT CAN NOT USE THE D.A.N.K.'S KITCHEN. THEY ARE RESPONSIBLE FOR DINNERWARE, SILVERWARE, SERVINGWARE AND NAPKINS. RENTERS ARE RESPONSIBLE FOR CLEAN UP OF FOOD.
18. ANY ENTERTAINMENT IS THE RESPONSIBILITY OF THE RENTER AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS OF THE LIQUOR CONTROL COMMISSION AND TOWNSHIP ORDINANCES
19. NO ADULT ENTERTAINMENT IS ALLOWED \_\_\_\_\_ (RENTER'S INITIALS)
20. BAR SERVICE ENDS ¼ HOUR FROM THE EVENT END TIME, UNLESS AGREED TO BY THE LEAD BARTENDER. EXTENSIONS WILL RESULT IN ADDITIONAL CHARGES FOR BARTENDERS.
21. ALL BEVERAGES SHALL BE PURCHASED FROM THE D.A.N.K., SUBJECT TO THE RULES AND REGULATIONS OF THE LIQUOR CONTROL COMMISSION, INCLUDING, BUT NOT LIMITED TO, \_\_NO BRINGING ALCOHOL ON THE PREMISES, \_\_GUESTS MUST HAVE PROPER ID, \_\_OVER CONSUMPTION AND THE RIGHT TO DECLINE SERVICE \_\_\_\_\_ (RENTER'S INITIALS)
22. ANY BAR BALANCE SHALL BE PAID AT THE CONCLUSION OF THE EVENT
23. THE LAWS OF THE STATE OF MICHIGAN SHALL CONTROL THIS AGREEMENT
24. ADDITIONAL TERMS. SEE ATTACHED ADDENDUM, IF ANY

AGREED TO BY THE PARTIES:

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

DATED: \_\_\_\_\_

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

DATED: \_\_\_\_\_

D.A.N.K. STAFF: \_\_\_\_\_

DATED: \_\_\_\_\_