

RENTAL AGREEMENT
Victor School District

This Rental Agreement made this _____ day of _____, 201_, and effective immediately, by and between VICTOR SCHOOL DISTRICT, hereinafter referred to as "School", and _____, hereinafter referred to as "User".

ARTICLE I
Premises and Conditions

A. Premises - For and in condition of the terms and covenants of this lease to be performed by User, all of which User accepts, School hereby leases to User the School District facilities described as:

Date(s) the facilities are to be used: _____

User agrees to use and permit the use of only those School facilities specifically leased to User.

B. Condition of Granting Lease - The granting of this lease and its acceptance by User is conditioned upon the following covenants:

1. That no alcoholic beverages, tobacco or other drugs are sold or consumed on the premises by User, its employees, patrons, agents, or members.
2. No illegal games of chance or lotteries will be permitted.
3. That no functional alteration of the premises or functional changes in the use of such premises shall be made by User, without specific written consent of School.
4. That adequate supervision is provided by User to ensure proper care and use of School facilities.

ARTICLE II
Rent and Deposit

User agrees to pay to School, as rent for the premises and as payment for special services (if any) provided by School, the sums as set forth, in the amount of \$_____, and this shall be due _____ days in advance. User shall be responsible for all actual damages, including costs, disbursements, and expenses, resulting while it has use of the premises.

ARTICLE III
Obligation of Lessee

1. User shall maintain the premises clean and free from debris at all times.
2. User shall repair and pay for all damages to the premises caused by its employees, patrons, agents, members of its operation on the premises.
3. User shall permit School and its agents free access to enter into and upon the premises at all reasonable times for the purpose of inspecting same and to make any necessary improvements.
4. User acknowledges that it has received a list of additional obligations, and it hereby consents to those obligations and agrees to adhere to and follow the same, and they are hereby made a part of this agreement.
5. User shall comply with all city, county, and state ordinances, regulations, and statutes that are applicable to User's use of the premises.
6. User shall at all times cooperate with the School District's personnel.

ARTICLE IV
Insurance and Indemnification

User shall indemnify and hold harmless the School and its agents and employees for and from any and all loss, including attorneys' fees, damages, expenses, and liability arising out of its use of School property. User also agrees to pay any damages to School facilities, furniture, or equipment arising out of its use of School property, whether such damage was accidental or deliberate. The cost of damages will be based on the repair or replacement cost, the choice of which is the Board's discretion. Further, User agrees to supply proof of insurance, verifying that the group maintains adequate insurance coverage against personal injury and/or property loss.

ARTICLE V
Lessee Not To Discriminate

User agrees that neither it, its employees or agents, will refuse, withhold from, or deny any of its services, goods, facilities, advantages, or privileges because of sex, race, age, physical or mental handicap, creed, political ideas, marital status, religion, color, or national origin, and that it will not publish, circulate, issue, display, post, or mail a written or printed communication, notice, or advertisement which states or implies that any of the services, goods, facilities, advantages, or privileges offered by it while in School facilities will be refused, withheld from, or denied to a person because of sex, race, age, physical or mental handicap, creed, political ideas, marital status, religion, color, or national origin.

DATED this _____ day of _____, 200_.

Victor School District:

User:

By _____

By _____

Address _____

Phone _____

Additional Obligations
