**Delta Masonic Hall Association, Inc.**

**13034 41st Ave. South – Tukwila, WA 98168**

**deltamasonichall.org**

**FACILITY DAY RENTAL CONTRACT**

1. **Landlord: Delta Masonic Hall Association, Inc. - 13034 41st Ave So. - Tukwila, WA 98168**

DMH Representative: **Rick Chapman** Phone Number: **253-229-5399**

1. **Name of Renter:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_e-mail\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **Address:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Phone#\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

 **Premises Rented: Kitchen/Dining Room - Lodge Room - Other: (circle 1)**

1. **Deposit: Date:\_\_\_\_\_\_\_\_\_\_\_ Paid $\_\_\_\_\_\_\_\_\_\_\_\_\_ Check\_\_\_, Cash\_\_\_\_\_ Receipt#\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

The Renter has deposited the sum of $\_\_\_\_\_\_\_\_\_\_\_\_, Receipt of which is hereby acknowledged, as part or whole Cleaning/Damage deposit. Said Deposit is $700 of which all or a portion of such deposit may be retained by the owner and applied against any damages or costs incurred due to Renter's failure to comply with the terms hereof. If Renter performed all obligations hereunder, said deposit shall be returned to the Renter within 30 calendar days of the rental. A **$50.00** non-refundable Garbage/Waste fee is retained to dispose of all garbage.

**4. Rental Term**: Date of Rental:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Hours or Use: Start; \_\_\_\_\_\_\_\_\_\_\_\_End:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Type of Venue\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 The Renter has paid to the Owner, or promises to pay to the owner by 30 days or more prior to the rental date, the sum of $\_\_\_\_\_\_\_\_\_\_\_\_which is to be retained by the owner as a non-refundable fee for rent of the property as stated above. The renter agrees to pay a cancellation fee of **$225.00** for cancellation within **30** days of the rental date.

**Insurance.** Tenant shall provide Landlord with a Certificate of Insurance from a reputable liability insurance policy, naming Landlord as an additional insured under a comprehensive general liability policy with minimum liability limits of $1,000,000.00 per person, and to furnish a copy of same, together with any renewals thereof, to the Landlord. If you need insurance [www.theeventhelper.com](http://www.theeventhelper.com) is a good resource

**Tables & chairs:** Capacity of the dining room is 125 people. Available space limits functional table and chair arrangements up to 125 chairs. All Chairs and tables are stored in their respective racks. Return chairs and tables to their racks after the function. Leave tables and chairs set up as they were originally found.

**Kitchen equipment**: Renter may use the designated refrigerator, and available freezer space, along with all appliances and equipment in the kitchen area. This does include pots, pans, dishes, silverware, coffee maker, and microwave. Make certain coffee maker is unplugged before departure. If you use it you must wash and clean it and put it away.

**Cleanup**: Leave it like you find it. Brooms, mops, bucket, etc are located in the storage room area. **DO NOT** use anything with ammonia or alcohol on the floors. Just plain water. Please wipe off and clean tables before storage.

**Garbage Dumpster**: The garbage dumpster is located behind the building. Please make certain all garbage is emptied from inside building garbage cans and placed inside the dumpster. Break down and crush all boxes to make certain the dumpster lids will close and lock. Check the outside area to make sure no debris or garbage is left in the parking area or bushes in front of the building.

 Make certain all appliances and lights are turned off and all doors are closed and locked downstairs. Make certain the front door is locked and then place the key card in the designated location, then exit the building making sure the front door has locked

**Conditions of usage**: Tenant agrees that the premises will be used for the foregoing purpose(s) listed and for no other purpose. Tenant also agrees NOT to use the premises or any part thereof for any illegal purposes, and to comply with all city, county and WA state codes, statues and regulations concerning the use of said facilities. Tenant agrees not to enter of occupy the building, or any portion thereof, on any date other than that or those specified in paragraph 4 above.

The tenant agrees not to sublet the premises nor to assign this agreement, or any part thereof without written consent, in advance, of the landlord.

**Maintenance of premises**: Tenant agrees to notify the landlord of anything that is damaged, or becomes unworkable as soon as the problem is noticed. The tenant also agrees to use precautions against freezing of water or waste pipes, and stoppage of the same in or about the premises. In the event of freezing of clogging of water or waste line pipes by neglect, the tenant will be held responsible for the costs of repair.

Tenant also agrees to neither negligently nor intentionally destroy, deface, damage, impair or remove any part of the premises, nor the appurtenances, facilities, equipment, furniture, furnishings or appliances, nor permit any member of the lessee's group nor its invitees, licenses or other persons acting under it's control to do so.

**Surrender of premises**:

At the conclusion of the period of occupancy specified, tenant agrees to quit and surrender said premises to the landlord. This provision shall apply both by expiration of time, or in the event of default in payment of any installment of rent. Tenant further grants to landlord a lien upon any equipment, supplies, or personal belongings left behind at the conclusion of any period of tenancy for thirty (30) days, allowing written notice of the same to tenant at the address of this document.

**Hold Harmless:** Tenant agrees, on behalf of its members, agent, servants, employees, guests or invitees, to defend and hold harmless the landlord from any causes in whole or in part

**Costs and attorney's fees**: If, by reason of any default or breach of the terms of this rental agreement, or failure to perform of any of the provisions thereof, which results in the retention of counsel thereof. It is further agreed that the venue of any legal action brought under the terms of this agreement will be in the Superior Court of the county in which the premises are located.

**Alcohol Usage:** A Banquet Permit from the Washington Liquor Cannabis Board must be obtained and posted. URL for the application is on the Rental Checklist first page. All applicable laws governing the use of the permit must be strictly adhered to. No alcoholic beverage is allowed outside the premises. If there is evidence of members of your party consuming alcohol on the outside of the premises you agree to forfeiture of the cleaning/security deposit. Any cleaning or damage will be an additional charge.

**Gum:** Gum is not allowed either inside or outside of the premises. If there is gum on the floor, carpet or sidewalk you will be charged $100.

**Smoking:** There is to be no smoking of anything in the building. Tobacco smoking is allowed outside of the building. No Cannabis smoking inside or outside of the building. Your deposit will be forfeit if you or your guests have smoked cannabis either inside or outside the building.

 **IN WITNESS THEREOF**, The Landlord, and the Tenant, together with any guarantor required, set their hands on the dates indicated.

 **Landlord: Delta Masonic Hall Association, Inc.**

 **Name**: Richard Chapman DMHA representative.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Tenant:** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Signature

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 Print name