

The Meeting House

Rental Agreement

Rental Agreement entered into this _____ day of _____, 20____, between Soule-Seabury Associates, Inc., Lessor, a Rhode Island Corporation d/b/a The Meeting House and,

Name: _____, Lessee
Address: _____
City, State, Zip: _____

1. Rental:

Soule-Seabury Associates, Inc, d/b/a The Meeting House, Lessor, rents to Lessee, named above, the use of the Meeting House, including bathrooms, deck, and surrounding grounds. Parking is available in conjunction with other leases.

Type of Rental: _____

Date of Function: _____

Time of Function: From: _____ To: _____

Time of Rental: From: _____ To: _____

A nonrefundable reservation and security deposit is made to secure the date for your event.

Note: All Checks to be made out to: "The Meeting House"

Security Deposit: _____ \$ 500.00 ___ **Rec'd** _____

Rental Amount: _____

Addit. Expenses: _____ - Hostess Fee @ \$25/hr.
_____ - Coordinator Fee @ \$50.00/hr

Total Amount _____ **Date Due:** _____

Security Deposit to be returned within two weeks of function dates, less the hostess fee as well as Coordinator Fee, i.e. *additional* time for rehearsals, drop off, and set up not included in contract.

2. General:

Lessee shall use and occupy the Premises in accordance with all applicable laws and ordinances. No signs or announcements are to be displayed on the premises. No flammable decorations, glitter, or rice are to be used. Votive candles are permitted. Tacks, staples, or nails are not to be driven into the walls, woodwork, floor, or ceiling of the Meeting House. Lessee shall not allow kegged beer to be served. Smoking is not allowed in the Meeting House or on the Deck.

The Meeting House

3. Cleanup and Removal of Property:

Within one hour of the function, Lessee shall remove all items of personal property brought into the premises, shall remove all refuse, and shall otherwise return the premises to the same condition as they were immediately prior to the Function Date. **Premises to be returned broom clean at end of event.** Lessee may use dumpster in parking lot for function-related refuse only. Also, if Lessee has used the exterior premises, Lessee/Caterer to pick up outdoors for glasses, napkins, cigarette butts, and other party refuse. Note: All chairs and tables owned by The Meeting House to be returned to original locations.

4. Alcoholic Beverages:

If Lessee intends to serve alcoholic beverages he/she shall provide the Lessor with a Certificate of Liquor Liability insurance in amounts satisfactory to the Lessor, naming Soule-Seabury Associates and Four Corners Properties, LLC as named insureds. Lessee understands and agrees that in no circumstances will alcoholic beverages be sold or offered for sale on the premises.

5. Revocation:

Any rights of Lessee under this Rental Agreement may be deemed revoked if Soule-Seabury Associates, Inc. has not received the payments hereunder on or before the dates set forth herein. In such event Soule-Seabury, at its option, may retain said Security Deposit as liquidated damages.

6. Indemnification:

Lessee shall indemnify and hold harmless Soule-Seabury Associates, Inc. and Four Corners Properties LLC from any and all costs, claims, losses, expenses, damages, and liabilities, including reasonable attorney's and other professional fees, incurred or sustained by either entity arising directly or indirectly from (a) the use or occupation of the premises on the Function Date, and (b) breach of this Rental Agreement (collectively, "Loss").

7. Security Deposit:

Soule-Seabury Associates, Inc. may deduct from the Security Deposit damages for loss and for fees for usage beyond those set forth herein, including excessive cleanup costs, extra monitoring hours, extra hours of rental, and refuse removal costs.

Executed as a sealed instrument on the date first above written in Tiverton, RI.

Signed,

Signed,

Rental Agent

Lessor, Soule-Seabury Associates, Inc. Lessee

The Meeting House

Receipt of Security Deposit Acknowledged: Amount _____
Date: _____ Check No. _____ By: _____ [initials]

POLICY REGARDING ALCOHOLIC BEVERAGES

The Meeting House [Soule-Seabury Associates, Inc.] is not covered by liquor liability insurance and therefore must be bound by Rhode Island laws, statutes, and regulations involving alcoholic beverages. To assure a smooth running event, we ask all renters to review these guidelines, sign, and return this sheet to us.

1. All alcohol must be served free of charge. Cash bars are not permitted.
2. Persons serving alcohol must be covered by liquor liability insurance held by the caterer or bar service. Guests may not serve themselves, nor may open bottles be placed on dining tables.
3. In all cases service must stop one hour before the premises close at 11:00PM.
4. No guest will be served who is under 21 years of age or cannot furnish an acceptable proof of legal age. No alcohol will be served where there is a significant number of underage guests. No guest will be served alcohol who appears intoxicated. Additionally, the Lessee agrees to be responsible to provide transportation for anyone who should not drive because he or she is visibly intoxicated.
5. If Soule-Seabury Associates, Inc. deems it necessary, the Lessee agrees to provide a uniformed Tiverton Police officer or a private security guard for the duration of the event when alcoholic beverages are served.
6. The Lessee agrees to hold The Meeting House, Soule-Seabury Associates, Inc., and Four Corners Properties, LLC blameless for any incident arising out of the consumption of alcoholic beverages at this function.

I have read and understand the above policy and agree to abide by its conditions.

Name (please print): _____

Address: _____

City, State, Zip: _____

Signature: _____ Date: _____

Date of Function: _____

Daytime Phone _____ Evening Phone _____