

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 Reservation and Security Deposit is made to secure the date for your event.

Security & Reservation Deposit of \$600 - Acknowledged & Received:

Date: _____ Check No. _____ By: _____ [initials]

By holding your date, this deposit is non-refundable in the event of a cancellation.

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

Rental Amount: _____

Date Due: _____ [2 months prior to event]

Additional Expenses:

Cleaning Fee - \$75

Hostess Fee - \$25/hr.

Coordinator's Fee - \$50/hr.

The Security/Reservation Deposit will be returned within one month of function date.

Cleaning, Hostess and Coordinator's fees will be deducted from Security Deposit.

Note: Coordinator's fees are usually limited to additional time needed prior to rental period.

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.

3850 Main Road Tiverton Four Corners, RI 02878 tel. 401.624.6200 fax: 617.624.1888

WEBSITE: theMeetingHouse.info

EMAIL: info@theMeetingHouse.info

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 will remove all function-related trash from the site.

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 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., Four Corners Properties LLC, and personnel working for The Meeting House 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, and (b) breach of this Rental Agreement (collectively, "Loss"), and/or (c) the consequences of acts of God, hurricanes, or public authority actions beyond the control of Lessors.

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, Rhode Island.

Signed,

Signed,

Rental Agent
Lessor, Soule-Seabury Associates, Inc.

Lessee (s)

The Meeting House

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 places on dining tables.
3. In all cases service **must stop one hour before** the premises close at **11:00 PM**
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 in 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 For 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: _____

HOME PHONE: (_____) _____ CELL PHONE: (_____) _____

EMAIL ADDRESS: _____