

THAYER COMMUNITY BUILDING
SHORT TERM LEASE/RENTAL AGREEMENT

This agreement entered into this _____ day of _____, 20____, by and between the Thayer Village Board/Trustees, hereinafter called "Lessor", and _____, hereinafter referred to as "Lessee".

WITNESSETH:

In consideration of the covenants herein contained Thayer Village Board and the "Lessee" agree as follows:

1. The Lessee agrees to surrender the premises in the same condition as prior to the event/activity for which the Lessee is using the premises, normal wear and tear expected. Failure to do so will subject the Lessee to loss of security deposit and damages as set forth in Paragraph 3 herein.
2. The Lessee agrees to post with Lessor the total amount of Fifty Dollars (\$50.00), which will be a non-refundable application and usage fee.
3. An additional fee of Fifty Dollars (\$50.00) not included in the application fee, will be required as a security deposit which will be returned to the Lessee after inspection by Thayer Village Board/Lessor or its agent within seven (7) days following the rental of the premises provided that the premises are vacated by the Lessee in an acceptable condition. If repairs and/or cleanup exceed the Fifty Dollars (\$50.00), the Lessee will be responsible for the balance due which shall be payable within ten (10) days after the event/activity.
4. Rental Requirements:
 - A. Alcohol not permitted on the premises,
 - B. Smoking not allowed on the premises,
 - C. Guns and/or knives not permitted on the premises,
 - D. Cursing and/or foul language not permitted on the premises,
 - E. Unprotected candles not permitted on the premises,
 - F. Do not use thumbtacks, nails, glues or tape to adhere decorations etc.,
5. Lessee shall hold harmless, defend and indemnify Lessor, its officers, trustees and employees, from and against any liability, claim, action, cost, damage or loss, including reasonable costs and attorney fees, for injury, including death, to any person or damage to any property arising out of Lessee's activities under this Lease, but excluding liability due to the sole negligence or willful misconduct of Lessor. This obligation shall continue beyond the term of this lease as to any act or omission, which occurred during and under this Lease. This indemnification obligation is not limited in any way by any limitation on the amount or type of damages or compensation payable to or for Lessee or

its employees or agents under worker's compensation acts, disability benefit acts, or other employee benefit acts.

IN WITNESS WHEREOF, the Thayer Village Board has caused this contract to be executed by the Thayer Village Board/Trustees committee and _____, Lessee, have hereunto set their hands and seals the day and year first above written.

Lessee _____

Thayer Village Board/Agent, Lessor

By: _____