



EVENT DATE: _____
BALANCE OWED: _____

Little Hall Building
Lease Agreement

This application/contract is made on (*today's date*) _____ between the Town of Silverhill, Alabama, hereinafter called the TOWN, and (*your name*) _____ hereinafter called the LESSEE. If Lessee is an organization or entity, the lessee shall be considered to the company and the signing party affirms that they have the authority to bind said entity hereto, as well as subject them to the rules, regulations, penalties and all terms herein.

To be filled out by Lessee. Sign and date final sheet upon submission of application. Applications that have not been signed and dated will not be processed. Please print neatly.

Event Name: _____

Email address: _____

Mailing Address: _____

City, State, Zip Code: _____

Contact Phone: _____ Work Phone: _____

Based on this agreement and the LESSEE'S commitment to faithfully perform all its terms, the TOWN hereby leases to the LESSEE the Little Hall Building to be used for the following purposes only - no other reason whatsoever without the express written consent of the TOWN is allowed: ***Place the name of the group or type of activity planned on the line below.***

Term of Event

If this is a single event lasting single or consecutive dates fill in the form below.
The date of your event will be held by a deposit.

Starting Date: _____ Time: _____ AM PM

Ending Date: _____ Time: _____ AM PM

After midnight must be pre-approved and arrangements made when making application.

Rental

Based on the attached Fee Schedule ~ Non-negotiable

Rent: _____

Reservation Deposit: _____

Alcohol Fee: _____

Cleaning Fee: _____

TOTAL DUE _____

Key # _____ issued on _____ to _____

The total amount of rental is due on the execution and delivery of this agreement. **The key for the building must be picked up before 4:00 PM on the last business day before your rental.**

The LESSEE agrees as follows:

- A. To pay the TOWN on demand any sum which may be due for additional services or accommodations.
- B. To cause the Little Hall Building to be kept clean and generally cared for while leased.
- C. To quit and surrender the Little Hall Building to the Town at the end of the lease term in the same condition as the commencement of this lease, ordinary wear and tear is an exception.
- D. To abide by the Little Hall Building Regulations and by all other rules and regulations from time to time adopted or by the TOWN for the management of the Little Hall Building. A copy of which is acknowledged to have been received at the execution of the contract. You are responsible for knowing the rules and regulations.

ALCOHOL: Security Required

The LESSEE **MUST** contract through the TOWN a Silverhill Police Officer as security to be present during any event at the Little Hall Building where alcoholic beverages are served no one is exempted from this requirement by the TOWN. Lessee must be 21 years of age with a valid Driver’s License to rent the building or to serve alcoholic beverage and as those in attendance that will be consuming any alcohol must be 21 years of age, this is monitored and those in violation will be dismissed. Failure to comply forfeits any deposits on hand with Town Hall.

- A. The event covered by this rental contract _____ Will _____ Will Not serve alcoholic beverages.
_____ (Lessee Signature)
- B. Alcoholic Beverages **CAN NOT** be sold in the Little Hall Building.
- C. The event covered by this rental contract is not exempted from the requirement to have a police officer present.

D. The present rate of pay for security is \$45.00 per hour. The LESSEE must agree to contract if security is required.

Kitchen and Lighting

A. LESSEE _____ May _____ May Not use the Little Hall Building Kitchen.

Refund policy

A. Should LESSEE cancel this Rental Contract, LESSEE hereby agrees to reimburse TOWN for any and all expenses incurred by the TOWN on behalf of the LESSEE.

B. The LESSEE and TOWN will agree to abide by the reimbursement agreement as follows:

1. If the event is cancelled less than thirty (30) days, but prior to fifteen (15) days, a 25% handling fee will be assessed.
2. If the event is cancelled less than fifteen (15) days, but prior to seven (7) days, a 50% handling fee will be assessed.
3. If the event is cancelled less than seven (7) days, all money paid is forfeited.

Compliance with Laws

LESSEE shall comply with all laws of the United States and of the State of Alabama, all ordinances of the TOWN of Silverhill, and all rules and regulations of the Police and Fire Departments and other TOWN authorities. The LESSEE will not do, nor suffer to be done, anything at the Little Hall Building in violation of any such laws, ordinances, rules, or regulations. If the LESSEE’s attention is called to any such violation by any person employed by the LESSEE or admitted to the LESSEE’s sponsored event, the LESSEE will immediately desist from and correct such violation.

Non-Disruptive Use of Premises

No manner of usage of the premises shall be disruptive to the surrounding areas, including noise, vibrations and lights.

- A. **LIGHTS**. If lights strobe or flashing lights are to be used, all blinds shall be closed at 10:00 p.m. to ensure that flashing or bright lights are not disruptive to neighboring areas.
- B. **SOUND**. No activity, whether live music, DJ, or voices, shall be so loud as to be reasonably disruptive to the surrounding areas. LESSEE shall monitor the level of the noise to ensure it does not disrupt the residents nearby. After 10:00 p.m., any reasonable complaints regarding noise levels will be grounds for an immediate – without prior warning – shutting down of the event and demand to vacate the premises.
- C. **VIBRATIONS**. Loud bass, or other music, whether inside the facility or outside, shall be reasonably monitored such that the vibrations do not disturb the residents nearby. Again, any reasonable complaints or violations of this provision after 10:00 p.m. may result in the immediate shutting down of the event, without warning.
- D. **GUESTS OUTSIDE**. Guests outside of the premises shall not act in such a manner which would reasonably lead to disruption to surrounding areas. Loud yelling, singing, and loud vehicles should not be allowed on the outside of the premises. All activity outside of the building, as reasonable,

should be kept on the South side of the building (the back of the building), to keep as much noise away from the nearby residences as possible.

Acceptance of Premises

LESSEE represents that it has inspected the facility and equipment and that same are in proper conditions and adequate for uses contemplated by LESSEE.

Control of Premises and Keys

- A. The premises, including the keys thereto, shall at all times be under the sole and exclusive charge and control of the TOWN.
- B. The TOWN will provide one key that will unlock the entrance to the main part of the building. The LESSEE must pick up the key on the Friday before the event by 4:00 p.m. at the TOWN HALL. **No one is allowed to be in the building before the paid rental time.**
- C. LESSEE agrees not to make any copies of the issued key.
- D. LESSEE understands that no reimbursement will be made until keys are returned to the TOWN.
- E. LESSEE understands that loss of the key will result in forfeiture of deposit as locks will have to be replaced.
- F. LESSEE, upon the completion of an event, will make sure all entrances to the facility are properly secured and locked.

Emergencies / Safety / Order

LESSEE agrees that in the event of a disaster or imminence of an emergency of any kind, TOWN shall have the right to terminate any event in the facility, to vacate the premises, or to take any action that may be deemed appropriate at the discretion of the TOWN. The TOWN shall be excused from performance of any obligations, under these agreements, which are rendered impractical due to acts of God or other cause beyond the reasonable control of the TOWN.

Further, the Town reserves the right to terminate immediately any event which threatens, or appears to be a threat, to the safety and/or welfare of the attending guests, the general public or the building itself. If an event is shut down to preserve peace, order and safety of the people or property of the Town of Silverhill, no refunds will be given for the cancellation of the event,

Decorations

- A. No holes may be drilled in the walls, floors, or other parts of the building.
- B. No nails, hooks tacks or screws may be driven into any part of the Little Hall Building.
- C. There is NO GLITTER allowed in Little Hall.

- D. It is agreed by the LESSEE that if such adhesives are used and that any damage done as a result of affixing anything to the walls, ceilings or floors of the Little Hall Building shall be the responsibility of the LESSEE.

Setup and Cleanup

- A. The TOWN will provide tables and chairs as is available for the use of the LESSEE.
- B. LESSEE is responsible for the setup of the said event, unless special arrangements are agreed upon by the LESSEE and the TOWN.
- C. LESSEE will remove all event related equipment and materials owned by the LESSEE brought into the Little Hall Building at the end of the rental period.
- D. LESSEE will remove all decorations at the end of the rental period.
- E. LESSEE will clean up all cups, napkins, food items, and other loose debris and place them in the Little Hall Building garbage carts outside of the building.

Prohibited Activities

- A. The Little Hall Building is NO SMOKING public facility.
- B. No Town Facility will be occupied by the LESSEE later than 12:00 midnight.
- C. Sale of alcohol beverages is prohibited at the facility.
- D. Occupancy of the Little Hall Building shall not exceed 55 persons.
- E. Passageways, aisles, and emergency exits will be kept clear at all times.
- F. All minor children must be supervised at all times.

Damage Deposit / Damage to Property

The reservation deposit paid by the LESSEE shall be reimbursed in full unless any one of the following occurs:

- The key issued to the LESSEE is not returned.
- The LESSEE is found to be in violation of this contract.
- The facility leased and any of its equipment, furniture, or implements is damaged.
- Items belonging to the Little Hall Building are missing.
- For some reason, the LESSEE owes any of the fees for the lease of the building.

The LESSEE shall not allow anything to be done to injure, mar, or in any manner deface the leased facility. LESSEE grants that if any portion of the facility shall be damaged by the act, default, or negligence of LESSEE or any person admitted to the facility by LESSEE, LESSEE shall pay to the TOWN upon demand such sum as shall be necessary to restore the premises to the condition found by both parties to be acceptable. This shall also include, but is not limited to, any damage done by decorating in violation of

the provisions herein, and also damages done by adhesives affixed to the Little Hall Building even those which may have been allowed or authorized by the TOWN.

Attorney Fees

LESSEE agrees to pay all costs and expenses, including a reasonable attorney's fee, incurred by the TOWN in collecting or attempting to collect any rental or service charge that becomes past due or in enforcing or attempting to enforce any of the terms and conditions of this Rental Contract.

Assignment of Rights

LESSEE shall not assign this lease, nor suffer any use of the Little Hall Building, other than as herein specified, nor sublet the Little Hall Building, or any part thereof, without the express written consent of the TOWN.

Hold Harmless and Indemnification

The TOWN assumes no responsibility whatsoever for any property placed in the premises, and LESSEE hereby releases, discharges, and indemnifies the TOWN from any and all liability for any loss, injury, or damage to person or property including death, that may be sustained by reason of occupancy of the Little Hall Building under this Rental Contract. LESSEE assumes all risk of damage to and loss by theft or otherwise of fixtures, appliances or other property of LESSEE's exhibitors, contestants, persons, or those contracting with LESSEE, as well as employees thereof, and the TOWN is expressly released, discharged, and indemnified from any and all liability for such loss. In the receipt, handling, care or custody of property of any kind shipped or otherwise delivered to the premises of the TOWN, either prior to, during, or subsequent to the use of said premises by LESSEE, the TOWN and its officers, agents and employees are acting solely for the accommodation of LESSEE and shall not be liable for any loss, damage or injury to or destruction of such property.

Please contact Silverhill Town Hall Monday through Friday at 251-945-5198 should you any questions or concerns regarding this contract.

If there is an emergency during your event, dial 911. The Non-emergency dispatch for a law enforcement officer is 251-947-4010.

If there is an issue with the operation of the building after normal office business hours, the following phone numbers will be able to assist you by calling or texting them.

Cindy Schulze: 251-543-7212

Nikki Haigler: 251-978-8400

8 round tables, 3 rectangle and 50 chairs

Fee Schedule for
The Little Hall Building

Friday and Saturday

Rental Fee	\$250.00
Reservation Deposit	\$100.00
Alcohol Fee	\$100.00
Cleaning Fee	\$100.00

<u>Sunday – Thursday</u>	<u>FULL DAY</u>	<u>HALF DAY</u>
Rental	\$125.00	\$75.00
Reservation Deposit	\$100.00	\$50.00
Alcohol Fee	\$100.00	\$100.00
Cleaning Fee	\$100.00	\$100.00

Mandatory security \$45.00 per hour, per officer, when alcohol is served

Maximum capacity of the building is 55 persons

It is further mutually agreed by and Between the Parties:

That all terms and conditions of this written Rental Contract shall be binding upon the parties and cannot be varied or waived by any oral representations of any agent of the parties unless the same be in writing and mutually signed by the duly authorized agent who executed this Rental Contract.

IN WITNESS WHEREOF, the TOWN of Silverhill has caused the presents to be signed and the LESSEE has signed the same the month, day, and year written below.

THE TOWN OF SILVERHILL, ALABAMA (TOWN)

Agent of Town

Date

LESSEE:

Signature of Lessee

