

ARBUTUS SOCIAL CLUB, INC.

1338 Stevens Avenue

Baltimore Maryland 21227

Box 327

HALL RENTAL AGREEMENT

THIS LEASE made this _____ day of _____ by and between Arbutus Social Club, Inc., of Baltimore County, hereinafter called the Lessor, of the first part, and herein after called the Lessee of the second part.

WITNESSETH, that for and in consideration of the payment of the rent and other charges hereinafter set forth and the performance of all the covenants, agreements, stipulations and conditions hereinafter expressed to be performed on the part of the Lessor and Lessee, the Lessor leases to the Lessee the foyer, the dance, or meeting hall, the lavatories and kitchen of the building on the property known as 1338 Stevens Avenue, in Baltimore County, State of Maryland, with the reasonable use of the parking lot on said property during the term of the lease. The term of this Lease shall commence at _____ o'clock on _____ and terminate at _____ o'clock on _____, said premises are only to be used only for the purpose of _____ and no other purpose whatsoever.

And the said Lessee in consideration of the leasing of the premises, as aforesaid, by the said lessor to the Lessee, does covenant and agree with the said Lessor to pay as rent for the said premises the sum of _____ dollars, which includes the Janitor Fees for cleaning up after the affair. A deposit of _____ dollars has been paid prior to the signing of this lease, the balance in the amount of _____ dollars, to be paid in cash on or before. If the Lessee fails or refuses to pay the said balance on the said date, the Lessor in its sole discretion may regard the said deposit as liquidated damages and keep it or may assert its claim against the lessee for any loss suffered by reason of said failure or refusal in any manner provided by law.

It is specifically agreed and understood by the parties hereto that only those parts of the premises above described shall be occupied by the Lessee and those on the premises by his right All other parts of the premises, including the office areas and corridors thereto, the utility, storage rooms, and members meeting room are excluded from this Lease. The Lessee covenants and agrees not to enter said excluded parts and to prevent intrusion into these parts by anyone during the term of the lease.

The Lessor agrees to furnish heat and such light as may be necessary for the use of the Lessee; and further, the Lessor shall furnish the cooking heat, use of chairs and tables required by the Lessor to

provide seating of

174 persons.

The Lessee, at his own expense, shall provide any federal, state, or municipal license required by law for the conduct of the Lessee's business during the term of this Lease.

In case the said premises, or any part thereof, shall be destroyed or damaged by fire or by any other cause, or if any other Casualty or unforeseen occurrence shall render the fulfillment of the contract by the party of the first part impossible, the said party of the first part shall not in any case be held liable or responsible to the party of the second part for any damages Caused thereby.

That in renting said premises to the said party of the second part, the party of the first part does not relinquish the, right to control the management thereof, and to enforce all necessary and proper rules for management and operation of the same, and the party of the first part reserves the right to have agents or employees on the premises at all times during the term of this lease and the said agents or employees shall have the authority to eject anyone from the premises for any misconduct or other violation of the terms of this lease.

That in no event shall the party of the second part permit more than 174 persons on the premises at any one time.

The party of the second part agrees that every member occupying the said premises shall abide by, conform to and comply with all of the laws of the United States and the State of Maryland, and all the ordinances of Baltimore County, Maryland, and the rules and regulations of the party of the first part for the government and management of the said premises together with all rules and requirements of the police and fire department of Baltimore County, and will not do, nor suffer to be done, anything on the said premises, during the term of this Lease, in violation of any such rules, laws or ordinances, and If the attention of said! Lessee is called to such violation on the part of the said Lessee, or any person employed by or admitted to the said premises by the said Lessee, such Lessee will immediately desist from and/or correct such violations.

That said Lessee shall not injure nor mar, nor in any manner deface said premises and shall not cause or permit anything to be done whereby the said premises shall be In any manner injured, marred or defaced, nor shall he drive, or permit to be driven, any nails, hooks, tacks, or screws, In any part of the said building, nor shall he make, or allow to be made, any alteration of any kind therein without the specific written permission of the party of the first part.

That if said premises, or any portion of said building, during the term of this Lease, shall be damaged by the act, default, or negligence of the Lessee, oral the Lessee's agent, employee or

employees, patrons, guests or any person admitted to the said premise by said Lessee, the Lessee will pay to the Lessor, and upon demand, such sum as shall be necessary to restore said premises to their present condition. The Lessee hereby assumes full responsibility for the character, acts, and conduct of all persons admitted to said premises, or to any portion of said building by the consent of the said Lessee's employees or any person acting for and on behalf of the said Lessee.

The Lessee shall not assign this Lease, nor suffer any use of said premises or any part thereof, without the written consent of the Lessor.

The Lessor assumes no responsibility whatever for any property placed in said premises, and the said Lessor is hereby expressly released and discharged from any and all liability for any loss, injury or damage to persons or property that may be sustained by reason of the occupancy of said premises under this Lease.

In the event of cancellation by the Lessee, a sixty (60) day notice is required to receive a refund of the down payment.

All Beer and Soda must be purchased from the, Lessor, Arbutus Social Club.

AS WITNESS the signature of _____, Hall Chairman of the party of the first part, and the seal of the party of the first part hereto affixed, and the hands and seals of the parties of the second part.

ARBUTUS SOCIAL CLUB, INC.

BY:

Date:

(SEAL)

Date:
