

THREE RIVERS FIRE DISTRICT

RENTAL AGREEMENT

_____, the undersigned, whose address is _____, (_____ Township) hereafter called "Renter", hereby agrees to rent from the Board of the Three Rivers Fire District, hereafter called "Fire District", and Fire District agrees to rent to renter, the room known as the Three Rivers Fire District Community Room, hereafter called "Community Room", located at 24199 SR 621, Coshocton, Ohio 43812 On the ____ day of _____, 20__.

I. RENTAL DONATIONS/SECURITY DEPOSIT

The rental donation shall be \$_____. The security deposit shall be \$_____. In order to reserve the community Room on the date requested, security deposit and rental donation shall be due thirty (30) days prior to the date of the renters event. The signed contract is due upon receipt of security deposit and rental donation.

Renter shall be responsible for any damage to the community room and surrounding area caused by renters guest or invitees. Security deposit will be returned on or before fourteen (14) days after renters use of the community room provided no damage to community room or surrounding area has occurred. Fire District shall supply renter with an itemized account of all charges for damages, if any. Fire District shall apply the security deposit to offset the damages. Renter shall pay for any damages in excess of the security deposit within fourteen (14) days of the receipt of the itemized accounting.

A schedule of cleaning cost is attached hereto which renter agrees to pay if the community room is not left in a clean manner upon vacation of the community room.

II. USE

The community room shall be solely used for the purpose of _____. Renter shall not use the community room for any other purpose which is unlawful, which may endanger public safety or welfare or which causes a nuisance. Renter agrees that should a law enforcement officer, the authorized representative of the fire district or any authorized security personal determine that activity for which the community room has been rented is unlawful, endangers public safety or welfare, causes damage to the property of the community room or causes nuisance, renter shall immediately cancel, stop or otherwise cause the community room to be vacated. Renter further agrees that should such action take place, the entire rental donation shall be retained by the fire district.

III. LIABILITY

Renter hereby agrees to use its best efforts to keep the community room and surrounding area free from damage and further agrees to hold harmless fire district, its employees, agents and assigns, from any and all liability

IV. ASSIGNMENT

The contract shall not be assignable by renter. No transfer of obligation by renter under the terms of the contract shall be permitted.

V. ALCOHOL & FOOD SERVICE

No alcoholic beverages are permitted.

Renter shall not sell, or otherwise provide, food to the general public without obtaining the proper food service license through the Coshocton County Health Department. Questions regarding licensure shall be directed to the Coshocton County Health Department at 740-622-1426.

VI. OCCUPANCY

The community room has a maximum occupancy of 112. Renter shall not permit occupancy that would exceed the maximum occupancy rate.

VII. RULES AND REGULATIONS

Renter also agrees to the following rules and regulations:

1. No smoking shall be permitted in the community room at any time.
2. The hours of operation of the community room shall be 7:00 AM to 10:00 PM. Activities shall conclude accordingly on or before 10:00 PM.
3. Renter may decorate the community room in the following manner;
 - a. Decorations may be placed upon tables.
 - b. Decorations may be free standing on the floor.
 - c. Renter shall not attach decorations to walls, beams, and/or any fixtures in the community room using tape, staples, nails or by any other means. Decorations are permitted to be "Scotch Taped" only to the finished wood between the Emergency Lights located on the East wall of the room. Taping, stapling, nailing or any other means on any other painted surface can and will result in forfeiture of security deposit.
 - d. All decorations shall be of fire-retardant material and no open flames shall be used unless enclosed within a globe or floating in water.
 - e. Fire District has final determination as to allowable decorations.
4. Renter shall remove all decorations from the community room and place all trash inside the dumpster before vacating. All decorations or trash left by renter shall be grounds for forfeiture of security deposit.
5. Renter shall be responsible for table and chair arrangement. Upon vacating the community room, all tables and chairs shall be returned to the original arrangement.
6. No parking is allowed in any area designated as "Fire District Personnel Parking Only". These areas shall include in front of and behind the Fire Station. Renter is responsible for verifying that access lanes remain available for Fire District personnel to enter and exit their designated parking areas in case of an emergency. Violators will be towed at car owner's expense.

If you have any questions or concerns about your rental, please feel free to contact Chief Lynn Powelson Jr. at 740-294-1799.

LIST OF FEES FOR FAILURE TO CLEAN UPON VACATION OF RENTAL

Clean up charges include, but are not limited to:

Sweep Floors.....	\$35.00
Mop Floors	\$35.00
Clean Out Refrigerator	\$20.00
Clean Oven (if used)	\$20.00
Clean Sinks (each)	\$10.00
Toilets (each)	\$20.00
Clean Tables (each)	\$10.00
Clean Chairs (each).....	\$ 5.00
Hauling Trash	\$25.00
Clean Counters.....	\$10.00
Taping, stapling, nailing or any other means on any other painted surface of any decorations other than finished wood between Emergency Lighting on east wall.....	\$100.00

Please note this is not a complete list of charges. Other charges will be itemized as needed.

The undersigned agrees that this contract is intended to be as broad and inclusive as permitted by the laws of the State of Ohio and that if any portion of the agreement is held invalid, it is agreed that the balance will, notwithstanding, continue in full legal force and effect.

The undersigned understands and agrees to the terms herein set forth. The undersigned, individually or as an authorized agent of the entity below set forth, agrees to abide by them and also acknowledges receiving a copy of this contract.

The Contract entered into this ____ day of _____, 20__.

Signature of Renter

Door Code Access No.

Printed Name

Telephone No.

THREE RIVERS FIRE DISTRICT
Board of Fire District

Authorized Fire District Personnel

Printed Name

Payment Information

Separate Checks Please

Please sign and return one (1) copy to the Three Rivers Fire District, PO Box 304, Coshocton, Ohio 43812. And retain one (1) copy for your records. This contract must be accompanied by the rental donation and Security Deposit. Possession of the Community Room will be denied if the fire district has not yet received the contract and fees. Please issue separate checks for the rental donation and security deposit.

CASH AMOUNT \$ _____

CASH DEPOSIT RETURNED ON _____, 20__ . Received By _____

CHECK(s) Check No. Deposit _____ Rental Donation _____