

AGREEMENT

LEASE AGREEMENT, made this _____ day of _____, 20__ by and between the Town of West Bloomfield, a municipal corporation with offices at the intersection of 9097 Daylight Drive, in the Town of West Bloomfield, County of Ontario, state of New York (the "Town"), and _____ (the "Lessee").

WHEREAS, the Town is the owner of the West Bloomfield Town Hall located at 9097 Daylight Drive, which contains a room available for community use (the "Community Room"); and

WHEREAS, Lessee desires to rent the Community Room on _____ 20____, and;

WHEREAS, the Community Room shall not be needed for Town purposes at the time Lessee intends to lease the Community Room; and

WHEREAS, Town and Lessee agree that rental for the Community Room shall be at a fair and reasonable rental rate;

NOW, THEREFORE, in consideration of the covenants contained herein, it is agreed that:

1. The Town shall lease to the Lessee the Community Room, for Lessee's use on _____ 20____, between the hours of ____ and ____.
2. Lessee shall pay to the Town the sum of \$25.00 which is deemed the fair and reasonable rental of the Community Room for said rental period (the "Rent").
3. In addition to the Rent, Lessee shall deposit with the Town Clerk of the Town of West Bloomfield the sum of \$25.00, which shall be held as security for the return of the Community Room in the condition in which it was leased. Any cost for maintenance performed by the Town to restore the Community Room to its condition prior to the Lease shall be deducted from the security deposit. The security deposit does not preclude the Town from taking any other legal action it deems necessary and is not a waiver of any legal rights of the Town against the Lessee for any damage or liability incurred by the Town.
4. Lessee shall be responsible for all ordinary maintenance and cleanup of the Community Room during the period of the lease and shall return the Community Room to the Town in the condition in which it was received.
5. Lessee understands and agrees to fully comply with all federal and state COVID-19 restrictions then in place, as can be found on the CDC and New York Department of Health websites. All visitors must comply with then effective quarantine and isolation requirements and otherwise strictly adhere to all safety guidelines, including, but not limited to, use of masks, social distancing, and reduced crowd sizes.
6. Lessee assumes all responsibility and liability for any and all injury or damage to persons or property that occur during or as a result of Lessee's use of the Community Room. Lessee shall hold harmless and indemnify the Town for any liability incurred by the Town due to the Lessee's rental of the Community Room, including reasonable attorney's fees.

TOWN OF WEST BLOOMFIELD	LESSEE
Name:	Name:

Title:

Address:

Phone: