

Ida Grove Community REC Center
311 Barnes Street
Ida Grove, IA 51445
(712)364-3716

Dear Tenant:

Enclosed find the Ida Grove Community REC Center Rental Agreement/Community Room Agreement/REC Center After Hours Rental Agreement which states that the rent of \$_____ and a deposit of \$_____ is due thirty days in advance of the rental.

Please sign the enclosed agreement form and forward it to the Ida Grove Community REC Center, along with your remittance of \$_____ to the above address. **The rules are for your own records.**

You have asked to use the REC Center/Community Room for_____.

Respectfully,

Ida Grove REC Center Director

Enc.

**IDA GROVE COMMUNITY REC CENTER RENTAL AGREEMENT
COMMUNITY ROOM AGREEMENT
REC CENTER AFTER HOURS RENTAL AGREEMENT**

This agreement, made and entered into this ____ day of _____, 20____, by and between the City of Ida Grove, owner of the REC Center, (Landlord), whose address for the purpose of this lease is 311 Barnes Street, Ida Grove, Iowa 51445 and _____(Tenant), whose address is for the purpose of this lease is_____.

The parties agree as follows:

1. *Premises and Term:* Landlord leases to Tenant the Community Room/the REC Center after hours, consisting of the main community room and kitchen area/the specified Rec Center areas, including the equipment listed herein for the ____ day of _____ 20____, for the hours of _____ m. to _____ m.
Equipment: _____.
2. *Rent:* Tenant agrees to pay Landlord rent of \$_____ and \$_____ for the cleaning deposit, for a total of \$_____, which shall be due thirty (30) in advance of the tenancy. The Tenant shall use the premises only for: _____.
3. Tenant will comply with all provisions of the Ida Grove Community REC Center Rules. Tenant has received, read, and understands these Rules.

City of Ida Grove, Owner of Ida Grove
Community REC Center, Landlord

By: _____
Designated REC Center Director

Tenant

IDA GROVE COMMUNITY REC CENTER RULES

1. ***Care of Property and Damage and Cleaning Deposit:*** Tenant takes the premises “as is”. Tenant, in addition to the rent, will be required to pay a \$50 deposit due thirty (30) days in advance of use. If the area rented is left cleaned and there is no damage, the deposit money will be returned. Any damages to the premises or equipment will be the responsibility of the Tenant and the deposit will be applied towards the damage and the remaining damage, if any, billed to the Tenant.

If the premises are left cleaned and there is no damage, then the damage deposit will be returned after inspection of the area and after return of the key. Required cleaning of the premises includes, but is not limited to, the following:

- A. Leave tables and chairs set up as they were.
 - B. Floors are to be vacuumed and mopped where required.
 - C. Kitchen must be mopped if used.
 - D. All tables need to be sponged off.
 - E. The cleaning must take place immediately after usage.
 - F. Cleaning equipment is located in the storage room and must be put away when cleaning is completed. Extra toilet tissue, paper towels, and garbage bags are stored in the storage room.
 - G. If wanting to use other areas when renting the Community Room, you will need to pay the ***discounted*** price of: Adult-\$4.24, tax included, and Youth-\$2.12, tax included IF NOT A MEMBER OF THE REC CENTER.
 - H. Tenant will furnish all dish towels and detergent.
 - I. No equipment, tables, or chairs are to leave the premises without permission.
 - J. There shall be no gum, alcohol, or tobacco in the REC Center.
2. ***Utilities:*** The Landlord shall furnish all electric and water utilities for the premises during the Tenant’s use, except that additional electrical power, above and beyond what is available and what the building was designed for, and any other additional facilities must be arranged ahead of time and the costs shall be the Tenant’s responsibility. Any alterations of utilities or electrical for Tenant use must be accomplished by certified personnel and must be approved, in writing and in advance, by the REC Center Director and said additional electrical facilities shall not be connected to the REC Center’s electrical facilities or fuse box. Landlord shall not be required to furnish any telephone or internet utilities.
 3. ***Assignment and Subletting:*** No assignment or subletting, either voluntary or by operation of law, shall be effective without prior written consent of the Landlord.
 4. ***Insurance:*** The Landlord (and all of Landlord’s officials, employees, agents, contractors, and volunteers) shall have no liability or responsibility for any damage to property that the Tenant or any of the Tenant’s invitees bring on the

premises except as may be covered by the Landlord's insurance. Except for any negligence of Landlord, Tenant will protect, defend, and indemnify Landlord (and all of Landlord's officials, employees, agents, contractors, and volunteers) from and against any and all loss, cost, damage, and expenses occasioned by, or arising out of, any accident or other occurrence causing or inflicting injury or damage to any person or property, happening or done in, upon or about the premises, or due directly or indirectly to the tenancy, use or occupancy thereof, or any part thereof by Tenant, any person claiming through or under the Tenant, or any invitee or guest of the Tenant, except to the extent that said damage or injury may be covered by the Landlord's insurance.

5. **Damage:** In the event of damage to the premises, so that either party is unable to perform this agreement, then the tenancy shall terminate at the election of either of either party upon reasonable notification to the other.
6. **Cancellation:** The Tenant must give thirty (30) days notice of cancellation in order to receive a refund of the rent paid, but in the event of cancellation and nonuse by the Tenant, the cleaning and damage deposit will be refunded.

The Landlord may cancel at any time without any liability to the Tenant for cancellation but the Landlord will endeavor not to cancel unless the Landlord has good and reasonable cause to do so, such causes including:

- Over booking
- Violations of terms and conditions or prior rental agreements by the Tenant.
- The possibility that said activities would not be in the best interest of the community or its residents.

7. **Miscellaneous:**

- There normally will be twenty long and four round tables and one hundred twenty-five chairs available for use.
- No fire exit can be obstructed or blocked at any time nor any material placed in a way that would block movement through the fire exits.
- Tenant shall under no circumstances exceed the maximum capacity of _____ as established by the State Fire Marshall.