

Salaam Club of Florida, Inc.

8101 Beach Blvd • Jacksonville, Florida 32216 • 904-763-7420

LEASE AGREEMENT

I. Parties of the Lease This lease agreement is between the Salaam Club of Florida, Inc., hereafter known as the Lessor, and all named parties listed the rental information sheet hereafter known as the Lessee. The Lessor hereby agrees to allow the Lessee to use the facilities located at 8101 Beach Blvd on _____ (date) for the price stipulated in Section IV of this rental agreement.

II. Facilities Use The Lessee shall be entitled to the use of the following facilities:
____ Main Hall ____ Bathrooms ____ Kitchen ____ Patio ____ Rear Grounds/Playground

III. Dates of Lease The Lessee may enter the facility on _____ (date) at _____ time and must vacate the facility on _____ (date) at _____ time. The time frame for all rentals must take place with-in one calendar day or the Lessee shall be subject to additional fees as stipulated in Section IV.

IV. Price of Lease The lease price shall be due in full no less than 30 days in advance of the rental date. The stipulated price for this agreement shall be \$ _____, plus sales tax of \$ _____, totaling \$ _____

If the Lessee wishes to enter the premises on the day prior to the lease date stipulated is section III, the Lessee may do so for a period of ____ hours for a charge of \$ _____. Specific times shall be arranged between the Lessee and the Lessor.

If the Lessee wishes to remain on the premises beyond the time stipulated in section III, the Lessee may do so for an additional \$100 per hour plus sales tax. This amount must be paid immediately in cash or the Lessee will relinquish the security deposit. If the Lessee wishes to extend the rental beyond midnight on the day of the rental, an additional charge of \$250 per hour will apply.

V. Security Deposit A security deposit in the amount of \$ _____ shall be payable upon execution of this agreement. The Lessor shall hold the security deposit until an Officer has inspected the facility to ensure that the Lessee has complied with the provisions of this agreement. If refundable, the security deposit will be returned within 30 days.

VI. Rules of the Lease The Lessee shall relinquish the security deposit if the Lessee does not comply with the following rules:

1. The facility shall be left in the same condition as found.
2. All trash (interior and exterior) shall be bagged and placed in the dumpster.
3. The interior of the facility is smoke free.
 - Smoking is permitted **outside** as long as all smoke debris is properly disposed.
 - All cigarette buds must be in the ash trays.
4. No nails or adhesives shall be applied to the interior or exterior of the facility.
5. No cause of physical damage to the interior, exterior or grounds of the facility. All tables, chairs and equipment shall be left intact and on premises.
6. All personal property must be removed prior to end of the contracted rental time period, including property belonging to third parties, i.e. tents, tables, chairs, or decorations etc.
7. All doors must be locked. After locking doors exit through the front/main door and push the "ultra" button on the bottom of the key pad (it will turn white) and double check to make sure the door is locked
8. Turn A/C to 78(one in main hall and one in hallway)
9. Turn off all lights
10. Tables (stacked same side on the cart) and chairs (stacked 10 high) returned to the storage closet.

Rules of the Lease Continued

- 11. No dishes or food debris left in sink.
- 12. Ensure stove knobs are in off position.
- 13. Remove all personal items from refrigerator and all fridge doors are closed properly.
- 14. Used/dirty dish towels placed in laundry basket in kitchen.

VII. Cancellation

Cancellation of the agreement prior to 45 days before the rental date will result in a 50% refund of the initial deposit. Cancellation anytime within the 45-day window prior to your event will result in full forfeiture of the security deposit

INDEMNIFICATION AND SAVE HARMLESS AGREEMENT:

Lessee hereby agrees to indemnify and save harmless and without loss of any nature whatsoever the Lessor arising out of any personal injury or alleged injury of any nature whatsoever arising out of any accident or mishap of any nature whatsoever occurring upon the leased premises during the period of time Lessee is renter the premises of the Lessor regardless of whether such injury or mishap should arise our of the operation, maintenance, use thereof and regardless whether any such injury shall occur directly or indirectly as a result of any condition, latent or patent, of the premises or use, occupancy or operation thereof. Be it known that the Lessor has advised the Lessee that if alcoholic beverages are served, a police officer should be hired to safeguard the function. The interior and exterior of the property is under 24-hour video surveillance. Signing this rental agreement constitutes your notification and acceptance.

 Salaam Club of Florida Inc. (Lessor) /Date

 Lessee / Date

Contact Name: _____ Organization: _____

Address: _____

Phone: _____ Email: _____

Full Club Rental Includes: 12 hours of rental time, use of the main hall, use of tables and chairs, bathroom access, full use of the kitchen and outdoor areas

Patio/Yard Rental Includes: Full use of the patio and outdoor areas, bathroom access. Grills available for additional charge

Rental Rate Category	Rental Fee	Tax	Cleaning Fee	Total
Full Club- Non-Member	\$1500	\$112.50	\$300	\$1912.50
Chair Covers	\$2 each			
Linens/Table Cloth	\$12 Each			
5Ft. Round Table	\$15 Each			
Patio/Yard- Non-Member	\$200/hr	\$14/hr	\$200	
Projector	\$100			
Security Deposit	\$800			