

HOUSTON COMMUNITY IMPROVEMENT ASSOCIATION, INC.

Rental Agreement for Community Hall

This Agreement made and entered into this ____ day of _____, 20__ by and between the Houston Community Improvement Association, Inc. (hereinafter called the "Lessor") and _____ whose address is _____ (hereinafter called the "lessee")

1. Lessor does hereby lease to lessee the Houston Community Center (hereinafter, called the "Facility") on the ____ day of _____, 20__ for ____ hours commencing at ____ o'clock ____ m. and terminating at ____ m.
2. Lessee shall pay rent for use of the Facility in the amount of \$ _____, payable at the time this agreement is signed, receipt of which is hereby acknowledged. In the event the Lessee shall fail for any reason to utilize the Facility, it is expressly agreed and understood that no refund shall be made of the rent.
3. Lessee will use the Facility in a careful, safe and proper manner: will not commit or permit any damage or waste: will comply with all rules and regulations established by the Lessor: and will comply with all applicable laws.

Specifically, Lessee shall use the Facility for the following purpose and no other:

4. Upon signing of this agreement, Lessee shall pay Lessor a security deposit in the amount of \$ _____. The deposit shall be held by Lessor as security for the performance of Lessee's obligations under this agreement. Lessor may apply the security deposit in whole or in part to remedy any breach of this agreement by Lessee. If all of Lessee's obligations are fulfilled, the security deposit will be refunded, without interest, within 60 days after the rental date. Lessee's address set forth above shall be used for forwarding the security deposit refund.

(A) Lessee shall return the Facility to the lessor in the same condition it was in at the time of the commencement of use by Lessee by cleaning the Facility as follows:

- (1) All tables and chairs washed & returned to original positions & All trash cans emptied.
- (2) All countertops, stoves, refrigerators and utensils cleaned and returned to their proper place.
- (3) All Floors swept and mopped (no use of ammonia).
- (4) All cleaning materials (brooms, dustpans, etc.) returned to cleaning closet.
- (5) All trash placed in bags and placed in dumpster at rear of building.
- (6) All lights turned to "off" and thermostat turned down.

(B) In the event the Lessee fails to clean the Facility as set forth above; or damages, injures or defaces the Facility or its contents; or uses or consumes any of the Lessor's inventory, Lessee will reimburse Lessor for all loss, injury or damage and / or shall pay a cleaning charge at the rate of \$ _____ per hour. Lessor shall be provided an itemized statement of all injury, loss, damage or charges applied to the security deposit. In the event the damage, loss, or charges exceed the security deposit, Lessee remains liable for such additional loss.

5. Lessee agrees to hold Lessor harmless against any damages, loss, cost, liabilities, or expenses as a result of any personal injury or property damage arising from the use of the Facility by Lessee or Lessee's guests, invitees, agents and employees.

6. We reserve the right to cancel (due to inclement weather or national emergency) any rental at any time.

LESSOR:

LESSEE: Phone# _____

Make checks payable to Houston Community Association Inc.

Note: This Rental Agreement will expire if not received with Full payment of rent and deposit. Must also be signed by Lessee and returned by this date _____.