

UNITED STEELWORKERS  
Local 9231

Union Hall Rental Agreement for Private Activities

(Any other activities require prior written approval by the Hall Rental Committee and/or Executive Board)

This agreement is made and entered into between the United Steelworkers, Local 9231, hereinafter referred to as the Lessor, and;

Team Member \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Phone: \_\_\_\_\_  
\_\_\_\_\_

Hereinafter referred to as the Lessee.

Lessor, in consideration of the agreement and the covenants herein contained, does hereby lease to the Lessee, the Union Hall located at 110 South Harris New Carlisle IN, for the

Days of \_\_\_\_\_ of month \_\_\_\_\_, 20\_\_\_\_\_

Beginning at \_\_\_\_\_ (time) and ending at \_\_\_\_\_ (time)

For the purpose of \_\_\_\_\_

Lessee shall submit a check made out to LU 9231 for

- \$75 non-refundable user fee, for the use of the hall, not later than 7 days prior to the scheduled lease. This covers use of the hall, inspection costs, and excess utility costs during lease.

Lessee shall be responsible for any physical damage, theft of property, failure to return the key, or failure to pass a cleaning inspection.

1. This includes damage to the wall surface by using thumbtacks or tape to hang signs on the wall, failure to remove signs/party favors as well as directional signs on local area streets, or not meeting the term of this agreement.
2. It is expected and required that any damage be reported to the Lessor as it becomes known. Depending on the nature of the damage, (impact on the Union and/or its members), the Lessee will be afforded the opportunity to repair damage, within a reasonable amount of time, and inspected for approval by the Lessor.

Plus;

- A \$25 fee will be added for any additional trips to the Union Hall by the Rental Hall Committee or other Officer to open or close the hall, other than for final inspection.

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The Parties further agree as follows:

- i. The Lessee shall not be permitted to assign or transfer their rights under this agreement, nor let, or sublet the whole or any part of said premises;
- ii. The property of the Lessee and of any guests of the Lessee located in or on the leased property shall be at the sole risk of the Lessee and their guests or the parties owning the same, and the Lessor shall in no event, regardless of the cause be responsible for such property. Lessee agrees to indemnify and hold Lessor harmless from any claims for said property, including attorney fees.
- iii. The Lessee agrees to pay any damages, claims, expenses, or losses resulting from any or all damages done to the property of the Lessor by the Lessee or any guest(s) of the Lessee;
- iv. The Lessee shall indemnify and hold Lessor harmless from and against any claims, losses, expenses, suits, judgments, or damages, including attorney fees, to any person or property in or upon designated property, or any other property used by the Lessee as a result of this lease;
- v. The Lessee agrees, when any alcoholic beverages are present, to provide at least one qualified and responsible security person who will be present at all times on the date and during the times indicated on the lease agreement;
- vi. The Lessee shall at no time leave the premise unsecured. Further, the Lessee agrees to abide by all laws and regulations of the State of Indiana, County of St. Joseph and Town of New Carlisle.
- vii. The Lessee shall have at all times in their possession a cellular phone to be used if necessary to contact the emergency personnel of New Carlisle in the event of a personal or property emergency.
- viii. The Lessee shall end all events and activities at or about 12:01 am to be inspected locked, and secured by no later than 1:00 am by the designated Hall Rental Committee member. If the condition of the property does not meet the inspector guidelines, the Lessor reserves the rights to impose whatever costs to the Lessee that are necessary to return the hall to its previous condition.
- ix. The Lessee agrees to clean the leased Union Hall completely to include;
  - a. Sweep and mop hall, hallway, restrooms, and outside the hall;
  - b. Clean all bathroom fixtures and kitchen as well as tables and chairs.

- c. Arrange and stack all tables and chairs in the manner in which they were upon arrival.
- d. Empty all trash inside and outside the Hall and remove smoking debris.
- x. It is further understood and agreed that the covenants, conditions, and agreements contained herein are binding on, and may be legally enforced by, the parties hereto, their heirs, executors, administrators, successors, and assigns respectfully, and that no waiver or any breach of any covenant, condition, or agreement, or any subsequent breach thereof, or of this agreement.
- xi. The Lessee agrees and acknowledges that there will be NO SMOKING in any part of the building. Smoking is only allowed outside the main entrance. Further, the Lessee agrees to pay a \$300 cleaning fee in the event the Lessee or any of the Lessee's guest violates this section of the lease.
- xii. It is understood that this agreement is conditional and subject to change by decision of the Executive Board. At which time all monies would be refunded and decision made known at least 30 days in advance of the rental date, or as soon as practicable.
- xiii. Any decorating or clean-up is required to be completed on the day of the rental agreement. If additional days are needed you must rent the hall for the additional days or make arrangements with the designated Hall Rental Committee member for the additional days.
- xiv. Any non-compliance with any of these provisions, or non-payment of excess fees or cleaning costs will result in a ban from future rental of the hall until such time as the costs are paid or matters of non-compliance are remedied to the satisfactory of the hall committee.

In witness whereof, the Lessor and Lessee have signed this Lease on the

\_\_\_\_\_ Day of \_\_\_\_\_ Month of 20\_\_\_\_\_

United Steelworkers, Local 9231

By: \_\_\_\_\_, Lessor

\_\_\_\_\_, Lessee

Hall Committee members

Andrew Bartkowiak, Nathan Novello, Jeff Bata, Todd Kegley (574-339-0619)