

LEASE of GREENBAY TOWNSHIP TOWN HALL

THIS AGREEMENT, made and entered into this _____ day of _____ 20____, by and between Green Bay Township Trustees (as Landlords), whose address, for the purpose of this lease, is 1862 345th Ave. Wever, Iowa 52658 and

_____ (Tenant).

Address of Tenant _____

Phone _____

Intended use of Hall _____

The parties above agree to the following terms and conditions of use:

Landlord leases to Tenant The Green Bay Township Town Hall hereafter identified as (The Venue) occupying the East end of the structure housing The Wever Fire and Rescue Department and located at 1692 354th Ave. Wever, Iowa; said lease to commence on the _____ day of _____, 20____, and ending on the _____ day of _____, 20____ upon the condition that Tenant performs as provided in this lease.

The charge to lease (The Venue) is \$75.00/day.

- The ability to execute a lease is restricted to Green Bay Township residents and businesses.
- Monies collected from leases will be used to offset utility costs, the cost of cleaning supplies, and the labor costs for those times when deep cleaning is required.

1. **DEPOSIT:** Tenant agrees to secure the desired lease dates with Landlord via a security deposit in the amount of \$100.00 due in full at the time the lease agreement is executed. The lease will not be considered "in place" until the deposit is in hand.

2. **REFUND/FORFEITURE OF DEPOSIT:**

- Forfeiture of deposit may/shall occur under the following conditions:
- Should Tenet fail to notify Landlord at least (7) days prior to the commencement of the signed lease of Tenant's intent to cancel said lease, one half of the TOTAL lease deposit required will be deemed as forfeit. If notification by Tenet of intent to cancel is made prior to the (7) day window, all deposits paid will be deemed refundable.
- Tenant is required to properly clean (The Venue) after use so as to render it in the same condition of cleanliness and appearance after use as before. Cleaning includes but is not limited to floors, counter tops and appliances used; the removal of all decorations, trash, miscellaneous items and food brought in, leaving only those items that were in (The Venue) prior to use. Tenant will be contacted to rectify any post use cleaning issues identified. Should Tenant refuse to rectify the identified issues or fail to do so within (3) days, deposit monies will be debited in part or in full to the extent of additional required cleaning costs.
- Tenet will be responsible for all damage to (The Venue) not deemed to be reasonable and normal wear. In the event of physical damage to the interior or exterior of (The Venue), its fixtures, appliances or equipment are, the deposit monies will be held until such time, whether through Tenant's Liability Insurance carrier or otherwise, the repair or replacement as required has restored (The Venue) to pre-lease appearance and condition. Tenant shall do a walkthrough of (The Venue) with a representative at which time, any pre-existing damage or defect is noted and agreed to in writing by both parties.
- Upon the termination of this lease, Tenant will surrender premises to Landlord in good and clean condition; free from any damage attributable to Tenant. And, after inspection by Landlord to confirm the same, all security deposits will be refunded by mail within (7) days.

3. **POSSESSION:**

