

Rental Contract – 4810 Corporation

24 Boulevard Avenue, Greenlawn, NY 11740 (631) 754 9488

Name: _____ Rental Date _____
Address: _____ Contract Date _____
Attendees _____ Rental Time _____
Home Phone _____ Cell Phone _____
Email: _____ Function _____

Cost: \$650 USD per 4 hr. //Extra Hours will be charged at \$125 USD per hr

Food and Beverage is the responsibility of the Renter

Cost of Party(4 hours @ \$650).....\$650.00
Maintenance and Clean up fee.....\$50.00
Security Deposit (see page 2 for details).....\$200.00

(submitted as cash only, to be returned within 36 hours following a satisfactory final inspection at the end of the function).

Xtra Hours @ \$125 per hour (all parties MUST be over by 11:00 P.M.).....\$ _____
Rental Total.....\$ _____
Deposit.....\$ _____
Check# _____ CASH _____ BalanceDue...(CASH ONLY).....\$ _____

*****ALL CHECKS MADE PAYABLE TO 4810 CORPORATION*****

Special Arrangements /Comments _____

Attendees shall **not exceed 83** persons including children: **This is a fire regulation.** If the number of attendees exceeds 83 persons, including children, **the rental will be suspended and any payments will be forfeited.** The backyard area is not considered part of the rental space and guests are not permitted to use said area under any circumstances. This door is an emergency exit only and is not to be used in the normal course of the rental. I, the renter have received, read, understand, and agree to all terms and conditions of this contract including those set forth on page 2.

Renter _____

4810 Corp. _____

Additional Terms and Conditions

- A. The Security Deposit noted on the reverse side of this agreement is intended to assure that the Renter Complies with all the Terms and Conditions noted on both sides of this Agreement. These conditions also include, but are not limited to, leaving the premises in a clean, broom swept manner and resulting in no property damage to the premises. Failure to comply which results in additional expense to the 4810 Corporation, will be deducted from the security deposit.
- B. Premises must be vacated **no more than 15 minutes** after scheduled time or overtime will be charged in full hour increments at the hourly rate noted and in effect for this agreement.
- C. Payment of BALANCE due on rental date **must** be made via certified check, cashier's check, money order, or cash. Make all checks payable to: 4810 Corporation.
- D. 50% of the total estimated cost of the rental is due two (2) weeks before the rental date. Failure to pay this amount may result in cancellation of the rental. In the event the Rental cancels the hall reservation, refund of 50% payment will be made only if: 1) the cancellation notice is in writing and is received by the Rental Chairman of the 4810 Corporation at least seven (7) days before the rental date, and 2) the 4810 Corporation is able to secure another rental for the facility to another party for the same day and time period.
- E. The Renter, **under no circumstances**, is to charge any admittance/entrance fee (cover charge) at the door. Renter will make sure that his/her guests **do not loiter** in front of the council building or in the driveway. Failure to comply can result in a forfeiture of Security Deposit.
- F. The Renter is liable for any and all damages to the facility, premises, furniture, fixtures and / or equipment and / or theft or loss of same incurred during Renter's use of the facility. The cost of any repair or replacements will be charged against the Security Deposit. **NOTHING IS TO BE HUNG FROM THE CEILING.** The unused portion of the Security Deposit will be refunded within a reasonable time. Any cost incurred to remediate the damages in excess of the Security Deposit will be billed to the Renter within fifteen (15) business days of the completion of the rental. Payment for same shall be due immediately upon receipt.
- G. The Renter is solely responsible for the actions of his / her guests. The Renter takes full responsibility for any and all misconduct and / or damage incurred by their guests and, in doing so, **fully Holds Harmless from liability on the direct or indirect part of the rentee the 4810 Corporation and its officers.** Forfeiture of the Security Deposit will result if a guest does not abide by the terms and conditions of this contract and the 4810 Corporation directives.
- H. **Since 4810 Corporation does not sell, serve, or distribute alcoholic beverages, the Renter accepts full responsibility of the the safety of his / her guests in this regard.**
- I. The 4810 Corporation will not be liable for any injury to persons or property of the Renter or guests unless solely occasioned by negligent acts or omissions of the 4810 Corporation, its agents, employees, or representatives.
- J. The 4810 Corporation Reserves the Right to cancel any contract or party that it deems does not meet the original terms of this agreement herein, or which promoted illegal or immoral conduct within the building.
- K. State Liquor Authority prohibits sale and removal of any full or opened bottles of liquor / beer from the premises. Violation of this condition will result in the forfeiture of the Security Deposit and immediate termination of the agreement
- L. The 4810 Corporation reserves the right to require the renter to provide the 4810 Corporation with a Certificate of Liability Insurance where it deems appropriate.
- M. The Renter may cancel this transaction prior to midnight of the third business day after the date of this agreement.
- N. **The Kitchen space is included with respect to the sinks and refrigerator. The stove/oven is not to be used by the renter and or his/her guests. Failure to comply with this rule will result in forfeiture of security deposit.**