

AGUA DULCE WOMEN'S CLUB – FACILITY RENTAL PROVISIONS

Rentee shall be held liable for any damage or theft of Agua Dulce Women's Club property and further agrees to indemnify and hold harmless the Agua Dulce Women's Club (Rentor) and pay for any court costs and attorneys' fees if a court action becomes necessary to protect any of the Agua Dulce Women's Club's rights under this agreement. When this agreement is executed by two or more Rentee's they shall be jointly and severally liable hereunder.

Rentee may not assign or sub-let the premises.

Rentee has inspected the premises and has noted any deficiencies on the diagram on page 2 of the Rental Agreement, and upon taking possession knows its condition, including but not limited to building and parking areas. Rentee accepts them in such condition, agreeing that no statement or representation as to premises condition has been made by the Rentor.

If Rentee shall remain in possession of premises after expiration of the term of this agreement, Rentee shall be deemed in trespass.

Rentee is exclusively responsible for the health, safety, and welfare of Rentee and all Rentee's guests or attendees. As such, Rentee hereby releases and holds harmless Rentor for any and all damages and liability arising out of any death or injury to Rentee and any of Rentee's guests or attendees in the absence of any negligence as to the condition of the premises or intentional acts on the part of the Rentor.

Use of premises by Rentee is limited to use as disclosed to Rentor at time of executing this agreement as written hereon.

The Rentee agrees not to commit or permit any waste or nuisance, or any acts to be done on premises in violation of any regulation, law or ordinance, and not to use or permit the use of premises for any illegal or immoral purpose and Rentee further agrees to abide by all Rules of Rentor relating to said premises.

Individual Rentees hereby acknowledge that they know that they should carry their own private insurance to protect their own personal property and personal liability. Entities such as organizations or businesses must provide a certificate of insurance naming the Agua Dulce Women's Club as additional insured.

Interior building occupancy is limited to 106 people. Patio use increases occupancy by 50 people.

Activities for minors must be supervised by responsible adults.

Rental event activity must end and premises must be vacated by 11:00 P.M. Exterior amplified entertainment must cease no later than 10:00 P.M.

The distribution, sales, and consumption of alcohol must be in compliance with State and Local laws, ordinances, and regulations.

All smoking must be compliance with State and Local laws, ordinances, and regulations.

No nails, tape, tacks, glue gun adhesive, or staples are to be used on walls or ceilings. Decorations may be hung using the existing hooks located at the edge of the ceiling and walls.

Tables and chairs must be returned to original place.

Clean up of building includes but is not limited to building, floors, kitchen, and grounds. All appliances, heater, cooler, lights, and fans must be turned off. Windows and doors must be closed and locked.

Trash dumpster is located on the north side of the Clubhouse. All trash must be bagged, tied, and placed in dumpster. Recycling bins are located on the south side of the Clubhouse.

The security deposit shall not constitute any part of the rent hereunder. Such security deposit shall be returned to Rentee within three weeks after termination of Rentee's occupancy, when key is returned, along with written itemization of all amounts deducted from said deposit as provided in this agreement. Provided, however, Rentor shall have the right to deduct from such security deposit such amounts as are reasonably necessary to remedy Rentee's defaults in the payment of rent, failure to clean premises, and to repair damages caused by Rentee, including the failure to return all keys to the premises. If Rentee shall damage the rented premises so that the cost of repairs will be greater than the amount of the security deposit, Rentee agrees to pay the additional cost for said repairs within 14 days of vacating the premises. If keys are not returned within 48 hours of time of vacancy there will be a \$35.00 charge for each key not returned. Keys are to be returned to the lock box located _____.

This agreement constitutes the entire agreement between the parties and recites the entire consideration given and accepted by the parties.

Any failure by the Rentee to comply with the terms and conditions set forth by these Rules will constitute a material breach of this agreement, thereby terminating the agreement and will result in Rentee's forfeiture of all rights under the agreement.

All correspondence, notices, and legal documents of all kinds, should be directed to Agua Dulce Women's Club, 33201 Agua Dulce Canyon Road, Box 7, Agua Dulce, CA 91390

All checks shall be made payable to AGUA DULCE WOMEN'S CLUB.

May 2008

<<<<NOTHING FOLLOWS>>>>