

# HALL LEASE AGREEMENT

The Baltimore County Fire Professional Fighters Association, IAFF Local 1311 (hereinafter referred to as "Association") and (please print **Rank, Name, Station & Shift**) \_\_\_\_\_, (hereinafter referred to as "Member"), in consideration of the mutual covenants contained herein, agree as follows:

## 1. PREMISES:

The Association hereby leases to the Member for the term stated herein the Meeting Hall and Bar Area of the Association's Headquarters, located at 52 Scott Adam Road in Cockeysville, Baltimore County, Maryland.

## 2. TIME, DATE, EVENT & PASSCODE:

Weekday, Date & Hours (initial set-up to departure): \_\_\_\_\_  
Type of Event: \_\_\_\_\_ Pass Code (4-digit): \_\_\_\_\_

## 3. CLARIFICATIONS:

- THIS CONTRACT AND PAYMENTS MUST BE RECEIVED BY LOCAL 1311 **TWO WEEKS PRIOR** TO EVENT.
- THE **KEY** IS TO BE PICKED UP BY THE MEMBER WITHIN **FOUR DAYS OF THE EVENT**: \_\_\_\_\_
- THE MEMBER IS **REQUIRED TO BE PRESENT** DURING THE ENTIRE EVENT. \*Member's initials: \_\_\_\_\_

## 4. RENT and CONDITIONS PERTAINING TO USE OF PREMISES:

The Hall is leased to Members free of charge other than the provisions below.

- (a) Member agrees that he/she shall not permit the leased space to be occupied by more than **eighty-five (85) persons** at any one time.
- (b) Member shall be **solely responsible for any and all damage** caused to the premises during his/her use of same, and shall, upon request by the Association, remit to the Association the full cost of repairing, correcting or cleaning any damage or deterioration arising as a result of his/her use of the premises.
- (c) Member shall be solely responsible for and shall **indemnify and hold the Association harmless** from any and all claims, actions, costs or liabilities directly or indirectly resulting from the Member's use of the premises or the use of the premises by the Member's guests.
- (d) Member shall be responsible for assuring that the premises is used only in a **safe and orderly manner** and in keeping with any and all applicable local, state and federal rules, regulations and statutes.
- (e) The Member shall be responsible for setting up and taking down tables and chairs. *Members are required to return the hall to the condition in which it was found, which includes but shall not be limited to returning tables to storage closet, re-stacking chairs, and taking all trash out back to the dumpster. If this is not completed as described, member may incur charges (to be deducted from the Security Deposit).*  
\*Member's initials: \_\_\_\_\_
- (f) The Member shall pay **\$110** in advance to Baltimore County Professional Fire Fighters Association to compensate for use of the hall, insurance, and subsequent cleaning of the hall. **\*Checks must be drawn on an account belonging to the Member.** The Member is responsible for any overdraft or returned check fees.
- (g) An active or retired member, selected from a list maintained by the Association and at the discretion of the Association, *may* be present during all rental functions to open and close the building and provide assistance and instructions regarding the use of the building. A fee of \$5.00 per hour shall be paid directly by the Member to this individual and shall be due upon completion of the utilization of the premises.

## 5. SECURITY DEPOSIT:

A **\$200** refundable Security Deposit (*please make separate check out to: "John F. Quirk, Secretary-Treasurer"*) shall be paid in advance to the Association prior to commencement of the lease term. Such deposit shall be utilized by the Association for payment of any and all costs of repair or extra clean-up necessitated by the member's utilization of the premises. Any portion of the security deposit not utilized as stated herein shall be promptly refunded to the member.

## 6. BINDING EFFECT:

This agreement shall be binding upon the heirs, personal representatives and assigns of the parties hereto. In witness whereof the parties have executed this Lease Agreement effective this date: \_\_\_\_\_ (mm/dd/yyyy).

Reservation Accepted by Association:

Reservation Made by Member:

\_\_\_\_\_  
L-1311 Representative

\_\_\_\_\_  
Member's Signature