**CHERRYHILL TOWNSHIP VOLUNTEER FIRE COMPANY**

THIS LEASE AGREEMENT is made and entered into this day of: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

by and between the Cherryhill Township Volunteer Fire Company herein referred to as "Landlord"

-AND-

---------------------------------------------------, herein referred to as "Tenant".

In consideration of the mutual promises herein contained and intending to be legally bound thereby, the parties agree as follows:

LEASED PREMISES. The leased premise is the place that the Landlord agrees to lease to the Tenant. The leased premise is one of the following location as indicated:

Premise Address: PO Box 305,1442 North Harmony Road, Penn Run, PA 15765

It is understood that Tenant acquires no other right in any other part of the building or outside premises than the part specified. This includes no entry to emergency vehicle rooms, offices, stage area except the storage closet in the vehicle emergency room to retrieve custodial equipment to sweep and/or mop hall after use.

**TERMS OF THE LEASE.**

This lease shall begin:                                       and end:

1.     RENT. The amount of rent is ($).               \_\_**payable in advance**. There shall be no refunds on broken lease agreements

2.     Further, Tenant agrees to pay Landlord for damages caused by Tenant and Tenant's guests and any clean up required by landlord at the conclusion of the lease. Any expense accrued for damages or clean up by the landlord would be in addition to regular fees charged for leasing.

3.     USE OF PREMISE. Tenant agrees that the "Leased" premise may be used only for purposes stipulated by Tenant and with the prior written consent of Landlord. Tenant agrees to obey all federal, state and local laws and regulations when using the leased premise.

4.     ALTERATIONS AND IMPROVEMENTS. Tenant will make no alterations to the building or the leased premises without the prior written consent of the Landlord. No decorations will be hung from ceiling tile or fans. No glitter or confetti is permitted. All decorations must be removed, all trash placed in dumpster provided by landlord and hall returned to original state at the conclusion of "Tenant's" event.

5.     LIABILITY. Tenant is responsible for all damages to the leased premise including injury to people caused by Tenant, Tenant's family or guests.

6.     SURRENDER OF PREMISE. Tenant shall turn the leased premise and all equipment contained on and in the leased premise to Landlord at the end of the term of this lease agreement in the same condition as at the date of the commencement of this lease agreement; ordinary use and wear excepted.

7.     INDEMNIFICATION. Tenant promises to hold Landlord harmless and to indemnify Landlord against any and all claims or liabilities for personal injury or property damage that may arise or accrue by reason of the use by Tenant of the leased premise.

8.     INTOXICATING LIQUORS. Tenant will not cause or allow beer, wine, or liquors of any kind to be sold upon the leased premises. Tenant will not cause or allow beer, wine, or liquors of any kind to be given away or used upon the leased premise except upon the written consent of Landlord. Further, if such consent is given, it is understood and agreed that Tenant will comply with all state and local laws, rules and regulations with respect to the dispensing of alcoholic beverages and, further, Tenant shall have the sole responsibility and liability to third parties for any *injury*to person or property that may be caused in any way by the dispensing of alcoholic beverages.

9.     ASSIGNMENT. Tenant shall not assign this lease agreement without the prior, written consent of Landlord nor make any use of the leased premise other than as specified in this lease agreement

10.   RELEASE OF LANDLORD. Landlord shall not be responsible for any damage or injury that may happen to Tenant or Tenant's agents, employees or guests or property from any cause whatever prior, during, or subsequent to the period covered by this lease agreement. Tenant hereby expressly releases Landlord from and agrees to indemnify Landlord against any and all claims for such loss, damage or injury.

11.   CONTROL OF BUILDING. The building, including the leased premise, shall be at all times under the charge and control of Tenant during the time of the lease agreement.  The Landlord maintains all rights to access any part of the facility during the period of the lease agreement.

12.   SEPERATION.  Any member of the Landlord (Cherryhill Township Volunteer Fire Company) that is employed by Tenant or works/volunteers for Tenant with or without compensation from Tenant does so as a private citizen and not as an agent of the Landlord.  The Landlord accepts no responsibility or liability for members that are not acting as agents for the landlord.

13.   MISCELLANEOUS: All facilities are SMOKE FREE facilities. No smoking/vaping shall be permitted inside the leased premise. Smoking/vaping is permitted outside the building and Tenant is responsible to assure appropriate receptacles provided by the Landlord are utilized to dispose of tobacco remnants

14.   GOVERNING LAW. It is agreed that this lease agreement shall be governed by, construed and enforced in accordance with the laws of the Commonwealth of Pennsylvania.

Building/Premises Requested (Check all that Apply) Parking is assumed and does not need to be requested as Outside use

                \_\_\_ Main Social Hall

                \_\_\_ Engine House

                \_\_\_ Outside Grounds on Fire Station Side of Street

                \_\_\_ Outside Grounds on Post Office Side of Street

                \_\_\_ Special Request \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Planned Use:

                \_\_\_ Anniversary Party

                \_\_\_ Birthday Party

                \_\_\_ Bridal Shower

                \_\_\_ Baby Shower

                \_\_\_ Other: Please Specify \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Estimated Number Attending Event \_\_\_\_\_\_\_\_

**Will there be intoxicating liquors provided by the tenant to guests attending the event for which this lease agreement has been entered:**

**yes                                        no**

**TENANT SIGNATURE INDICATES TENENT HAS READ, UNDERSTANDS, AND AGREES TO ALL TERM AND CONDITIONS OF THIS LEASE AGREEMENT**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**TENANT SIGNATURE                                DATE SIGNED                                         TENANT TELPHONE #**

**TENANT ADDRESS** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**TENANT EMAIL ADDRESS \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**LANDLORD USE ONLY BELOW**

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**LANDLORD SIGNATURE INDICATES PAYMENT HAS BEEN RECEIVED AND LEASE APPROVED AS EXPRESSED WITHIN AGREEMENT**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**LANDLORD SIGNATURE              DATESIGNED                                      LANDLORD TELPHONE #**

AMOUNT RECEIVED \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Received \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Check #

Rental Agreements should be sent to

CHTVFC- Hall Rental

PO Box 305

Penn Run Pa 15765