

# **RENTAL AGREEMENT**

This **RENTAL AGREEMENT** (hereinafter "Agreement") is entered into, this \_\_\_\_\_  
(Date)

between:

The Owner:

**The Antigua and Barbuda Association of Calgary  
Of  
115 - 3208 8th Ave N.E  
Calgary, Alberta T2A 7V8  
(hereinafter "Owner")**

The Renter:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
(City, Province, Postal Code)

\_\_\_\_\_  
(Phone number)

**(hereinafter "Renter")**

In Regards to property:

**115- 3208 8th Avenue N.E  
Calgary Alberta  
T2A 7V8**

**(hereinafter "Hall")**

The Owner and the Renter do hereby agree to abide by the terms set out in this agreement. The terms of this agreement are as follows:

### **1. THE HALL**

In consideration of the rental, payment is to be paid by the Renter and of other covenants and agreements herein contained, the Owner rents to the renter of the Hall.

Renter shall use the Hall only for \_\_\_\_\_ (Event Type). The Renter shall not use the hall for improper or illegal use. Additionally, the Renter shall comply with all zoning ordinances, protective covenants and deed restrictions.

Renter agrees that the hall shall be a non-smoking environment. No smoking is allowed anywhere in the Hall.

Any Renter entering into this Agreement shall be at least 18 years of age.

The Hall is a 900 square foot (approximate) premise with both a lower and upper floor. The Hall has a full sized kitchen and a functioning bathroom facility.

**Capacity is limited to sixty-five (65) people for any event and must be adhered to at all times to ensure safety and compliance with fire code guidelines.**

Parking is available with the hall. It is available right out in front of the premises and/or anywhere along the side of the building. *Please be courteous to any of the other businesses and organizations that may be operating.*

### **2. PAYMENT, SCHEDULE AND DETAILS**

- The Renter agrees to pay three hundred and fifty dollars (\$350.00) for the rental of the hall for a fundraiser/profit function
- One hundred and fifty dollars (\$150.00) for a private birthday/non- profit party or funeral function.
- The rental of the Hall for meetings shall be \$75.00 for maximum of two hours and an additional \$25.00 dollars for every hour thereafter.
- The renter agrees to pay One hundred and twenty-five (\$125.00) for rental of the stereo system.
- Payments shall be made in the form of \_\_\_\_\_ (method of payment) on or no later than fourteen 14 business days prior to \_\_\_\_\_ (Function date). The Owner and Renter shall make payments to the designated location as arranged.

The Renter agrees to deliver a **security Deposit** to the owner in the amount of five hundred dollars (\$500.00), (hereinafter "Deposit") 14 days in advance for all functions. The deposit shall be returned to the Renter at the end of this Agreement and paid by \_\_\_\_\_ (Method of payment).

The Renter is not entitled to interest on the deposit.

The parties acknowledge that the owner will be permitted to deduct from the deposit any amounts for reasonable cleaning, repairs of damages to the Hall at the end of this agreement. Ordinary wear and tear is expected.

The deposit may not be used by either party for any payment due under this agreement.

If the Owner sells or assigns the Hall, the owner shall have the right to transfer the deposit to the new Owner or assignee to hold under this agreement and upon doing so, the owner shall be released from all liability to the Renter for return of this said deposit.

### **3.LENGTH OF AGREEMENT**

This agreement shall begin \_\_\_\_\_(Date) and end \_\_\_\_\_(Date). Either party may terminate this agreement by giving written notice to the other at least fourteen 14 days prior to the event.

The function and complete cleaning of the Hall should be completed by 2:00am. Failure to comply with this will result in an additional twenty-five (\$25.00) for every hour thereafter.

### **4. RENTAL RESPONSIBILITIES**

The Renter shall comply with all obligations imposed upon the renters by applicable provisions of building, fire codes, alcohol licensing and health codes: maintaining of the hall in good condition during the entire length of this agreement and shall neither cause nor allow any abuse of the facilities therein.

The Renter shall inform the owner of any condition that may cause damage to the Hall and/or any parties that shall be on the premises.

Upon the termination or expiration of this Agreement, the Renter shall redeliver the property, amenities, furniture, appliances, key and any other applicable aspects of the Hall, in as good condition as the commencement of the Agreement or as may be put in during the Agreement. Reasonable wear and tear from use and obsolescence to the Hall shall be accepted. Furthermore, the Owner retains an Owners Lien on all personal property placed upon the premises to secure the payment of rent and any damages to the Hall.

The Renter is responsible to obtain an *Alberta Gaming and Liquor Commission – Special Event License* (hereinafter “ License”). Without the named License, the Renter and parties will not be able to consume or have any form of liquor on the premises. The terms and conditions that are stated in the License must be carried out while ion the premises at all times.

### **5.FUNCTION DETAILS**

The Hall is being used for \_\_\_\_\_(Event type) with \_\_\_\_\_(Number) of persons expected to attend. The Hall will be needed from \_\_\_\_\_ o'clock a.m/p.m. (Time) on \_\_\_\_\_(Date) to \_\_\_\_\_ o'clock a.m/p.m. (Time) on \_\_\_\_\_(Date).

### **6.ROOM ALTERATIONS**

The Renter shall make no alterations, additions or improvements to the Hall (including the application of paints, stains, nails or screw to the woodwork, walls, floors or furnishings) without first obtaining the express written consent of the Owner.

## **7. UTILITIES, APPLIANCES AND FURNITURE**

The rental payment includes the following utilities, appliances and furniture, respectively.

Power	Refrigerator (2)	Television
Heat	Stove (2)	DJ system/speakers
Water	Deep Freezer	Podium
Cable	Stand up Refrigerator	Tables
Phone	Refrigerator/Freezer	Wooden (6)
	Microwave	Hard top (6)
	Portable Generator	Folding Chairs (60+)
	Portable Heater (2)	Blinds (3)
		Door Blind
		Table Liners
		Costumes
		National
		Dance
		Table Fan
		Hangers (80)
		Decorative Items
		Plants (4)
		Pictures (4)
		Clock
		Candles (3)
		Flags (2)
		Posters

## **8. POSSESSIONS AND SURRENDER OF THE HALL**

The owner and the Renter will conduct a walk-through and inspection together, two days prior to the event unless otherwise stated by the owner and the renter. The Hall walk-through and inspection will take place on \_\_\_\_\_(Date). If there are any problems and/or concerns, they will be voiced and corrected before the start of the said event.

Prior to the commencement of the event, a set of keys for the Hall will be given to the Renter. If the keys are lost or stolen, it will be the responsibility of the Renter to replace the keys at a cost of one hundred dollars. (\$100.00)

At the expiration of the Agreement, the Renter shall immediately surrender the Hall to the Owner in the same condition as at the start of the Agreement, reasonable wear and tear elements expected. The Renter shall return a complete set of keys to the Owner.

**9.GOVERNING LAW**

This agreement shall be governed and construed in accordance with the laws of the province of Alberta.

The parties hereby indicate by their signature below that they have read and agree with the terms and conditions of this agreement in its entirety.

Owner

Renter

Signature \_\_\_\_\_ Signature \_\_\_\_\_

Print \_\_\_\_\_ Print \_\_\_\_\_

Dated \_\_\_\_\_