

**MULLETT TOWNSHIP HALL RENTAL AGREEMENT**

This LEASE AGREEMENT made this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by and between the Township of Mullett, a Michigan municipal corporation, 1491 N Straits Hwy, Topinabee, MI 49791, hereinafter referred to as "Lessor", and \_\_\_\_\_ of \_\_\_\_\_ hereinafter referred to as "Lessee".

WHEREAS, Lessor is a Michigan municipal corporation which owns a township hall known as the Mullett Township Hall located in Mullett Township, Cheboygan County, Michigan; and

WHEREAS, Lessor wishes to rent said hall to secure revenue from the Township of Mullett; and, WHEREAS, Lessor allows said hall to be rented for both commercial and non-commercial purposes; and WHEREAS, Lessee desires to rent said hall for Lessee's use.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed as follows:

1. The Lessee shall pay to the Lessor the sum of Forty five and 00/100s (\$45.00) Dollars, receipt of which is hereby acknowledged for maintenance of the Mullett Township Hall.
2. The Lessor, in consideration of the rental monies paid by the Lessee and in further consideration of the mutual covenants contained herein, agrees to lease to the Lessee for Lessee's use the Mullett Township Hall for the period commencing at: \_\_\_\_\_ and ending on:
3. The Lessee agrees that Lessee shall use said hall for lawful purposes only and Lessee and any of Lessees' agents employees, or guests shall not violate any law, statute or ordinance of the Township of Mullett, County of Cheboygan, State of Michigan or United States of America.
4. The Lessee agrees to not deface said hall in any manner whatsoever and Lessee further agrees not to use any tacks, nails, or adhesives on

the floor, ceiling or walls of said hall when decorating the same. Lessee shall be responsible, at Lessee's cost, to remove any rubbish, trash or refuse generated during the use of said hall by the Lessee.

5. The Lessee agrees to clean said hall after Lessee's use of the same to the satisfaction of the Lessor.
6. The Lessee agrees to pay to and reimburse Lessor in full for any damage done to said hall during Lessee's use of the same, including damage to or removal of the items listed on Exhibit A, attached hereto and incorporated herein by reference.
7. THE LESSEE AGREES TO INDEMNIFY AND HOLD LESSOR HARMLESS FROM ANY AND ALL CLAIMS, SUITS, CAUSES OF ACTION, JUDGMENTS OR DAMAGES (INCLUDING DAMAGES FOR CARE AND LOSS OF SERVICE BECAUSE OF BODILY INJURY, SICKNESS OR DISEASE, INCLUDING DEATH RESULTING THERE FROM) SUSTAINED BY ANY PERSON OR PERSONS, OR BECAUSE OF INJURY TO, OR DESTRUCTION OF, PROPERTY (INCLUDING THE LOSS OF USE THEREOF) CAUSED BY, ARISING OUT OF, OR RESULTING FROM, ANY ACT OR OMISSION OF
8. THE LESSEE OR LESSEE'S GUESTS, AGENTS, SERVANTS AND EMPLOYEES OF LESSEE OR FOR ANY ACCIDENT OF ANY TYPE WHICH MAY OCCUR, WHETHER ON THE LEASED PREMISES OR ELSEWHERE, AS A RESULT OF ACTIONS OR ACTIVITIES OF THE LESSEE OR LESSEE'S GUESTS, AGENTS, SERVANTS AND EMPLOYEES.
9. IF ALCOHOLIC BEVERAGES OR LIQUOR IS SERVED DURING THE USE OF THE PREMISES BY THE LESSEE, LESSEE SHALL PROCURE ALL NECESSARY AND APPROPRIATE LICENSES AND LESSEE SHALL PROCURE A MINIMUM OF
10. \$1,000,000.00 IN LIQUOR LIABILITY INSURANCE NAMING MULLETT TOWNSHIP AS AN ADDITIONAL INSURED AND SHALL PROVIDE TO THE TOWNSHIP A COPY OF SAID LIQUOR LIABILITY INSURANCE POLICY.

11. If alcoholic beverages or liquor is to be served during the use of the premises by the Lessee, the Lessee agrees to hire and pay for the Mullett Township Constable or an off-duty police officer to be present at the Mullett Township Hall during all times that the hall is leased by the Lessee.
12. The Lessee agrees to vacate the Mullett Township Hall by 1:00 am. However, Lessee agrees that any band or music provider, of any nature whatsoever, shall cease playing by 12:00 midnight.
13. If Lessee shall default on the terms, covenants, conditions, and agreements contained in this lease, and if Lessor shall incur any legal fees or court costs in having to enforce the terms, covenants, conditions and agreements contained in this lease, through legal proceedings or otherwise, Lessee agrees to reimburse the Lessor for Lessor's actual attorney fees and court costs incurred in such legal proceedings or otherwise,
14. The terms, covenants, conditions and agreements, made and entered into by the parties hereto are declared binding on their respective, heirs, and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this lease agreement the day and year first above written.

Mullett Township, Lessor

By: Title:\_\_\_\_\_

Lessee\_\_\_\_\_

Lessee\_\_\_\_\_

EXHIBIT A

- A. Light Shields
- B. Fire Extinguisher (2)
- C. Stove (2)
- D. Refrigerator
- E. Set of dishes for 100
- F. Stainless steel tableware
- G. Kitchen Utensils
- H. Ceiling Fan
- I. Brooms and/or mops
- J. Windows
- K. Clock
- L. Tables
- M. Bathroom Fixtures
- N. Walls and doors
- O. Microwave
- P. Coffee Pots (2)
- Q. Kitchen Appliances