

**CALVERT CITY CIVIC CENTER**  
**RENTAL AGREEMENT**

**THIS RENTAL AGREEMENT** made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the CITY OF CALVERT CITY, KENTUCKY (hereinafter called "Owner") and \_\_\_\_\_, of \_\_\_\_\_ (hereinafter called "Renter").

**W I T N E S S E T H :**

**THAT FOR AND IN CONSIDERATION OF** the provisions, terms, covenants and conditions set forth herein, Owner hereby rents to Renter the following portions of the Calvert City Civic Center: \_\_\_\_\_

for the following period: \_\_\_\_\_.

**THE PARTIES FURTHER COVENANT AND AGREE AS FOLLOWS:**

**Purpose And Use:** It is expressly understood that the rented premises are to be used for the following purposes and not otherwise: \_\_\_\_\_.

Renter hereby acknowledges and confirms that Renter is/is not (circle one) a resident of the City of Calvert City, Kentucky. Further, Renter acknowledges and confirms that the purpose and use of the premises is in furtherance of a commercial or profit oriented venture or business.

**Rent:** The Rent to be paid to Owner by Renter under this Agreement shall be monthly rental payment of \$\_\_\_\_\_, to be paid upon execution of this Agreement.

**Security Deposit:** Upon execution of this Agreement, Renter shall pay to Owner the sum of \$\_\_\_\_\_ as a security deposit to assure the faithful performance by Renter of all of the terms and conditions contained herein. Should Renter, its guests, invitees or licensees cause damage to the premises, fail to properly clean the premises, or otherwise breach the terms

of this Agreement, such security deposit may be applied by Owner to the repair, cleaning or remedy of such breach; and the balance of the security deposit, if any, shall be returned to Renter.

**Applicable Insurance:** Renter hereby declares to Owner that Renter maintains and will maintain the following insurance during the term of this Agreement which may cover losses or liability of Renter and/or Owner relative to Renter's use of the premises.

**a. Homeowners Insurance:**

Name of Insurer:\_\_\_\_\_

Policy Number:\_\_\_\_\_

Limits of Liability:\_\_\_\_\_

*(\$100,000.00 minimum)*

**b. Renters Insurance:**

Name of Insurer:\_\_\_\_\_

Policy Number:\_\_\_\_\_

Limits of Liability:\_\_\_\_\_

*(\$100,000.00 minimum)*

**c. Business Liability Insurance:**

Name of Insurer:\_\_\_\_\_

Policy Number:\_\_\_\_\_

Limits of Liability:\_\_\_\_\_

*(\$1,000,000.00 minimum)*

**[NOTE:** *It is the policy of Calvert City Parks Board that any Renter of the Calvert City Civic Center shall maintain at least one of the above types of insurance, with at least the minimum limits of liability indicated. However, it is understood that Owner does not in any way represent that the specified limits of liability or coverage forms are sufficient to protect Renter in the event of a claim.]*

**Worker's Compensation:** In the event that Renter shall make use of employees upon the rented premises, Renter shall first provide to Owner proof of worker's compensation insurance for the full statutory amounts required by law and Renter shall file "notice of full coverage for all occupational diseases" with the Workers Compensation Board Of Kentucky.

**Law And Order:** Renter is responsible for maintaining law and order both within and outside the building at all times during the rental term.

**Alcohol And Intoxicating Substances:** Renter shall not allow alcoholic beverages or other intoxicating substances to be brought upon, or consumed upon, the premises. Neither shall Renter knowingly allow any person under the influence of any intoxicating substance to come upon or remain upon the premises.

**Rules And Regulations:** Renter, in the use of said premises, shall conform to all reasonable rules and regulations as may be prescribed by Owner and made known to Renter; and will comply with all City Ordinances and laws of the Commonwealth of Kentucky and of the United States of America.

**Curfew:** Renter's use of the premises shall be restricted by a curfew of 1:00 a.m.

**Owner Access.** The Owner, its officers, elected officials, agents and employees shall have free access to all parts of the rented premises during the rental term for the purpose of maintenance, inspection and conformance.

**Decorations And Signage:** Renter shall not deface walls, ceilings, floors or appurtenances with tape, nails, tacks or other applications which may mar, discolor, penetrate or otherwise cause damage to the surface or structure of the premises.

**Maintenance And Repair:** Upon the termination of this Agreement, Renter hereby agrees to repair, maintain, clean and leave the premises in the same condition as when received by Renter.

**Termination:** Renter, upon termination of this Agreement, will surrender possession of the premises in the same condition as when received by Renter, and in a general state of cleanliness both within and outside the building; and if the premises shall be damaged by the

action or negligence of Renter, Renter's agents, employees, patrons, guests, invitees or licensees, Renter will pay to Owner on demand such sums (in addition to the security deposit) as shall be necessary to restore said premises to its condition when received by Renter and compensate Owner for all such damages. Such repair shall be affected by Owner, at such time and by such persons and/or entities as Owner may deem appropriate and expedient in its sole discretion, and Renter agrees that Owner's exercise of these rights shall in no way affect Renter's responsibility and liability for any and all such expenses incurred by or on behalf of Owner.

**Hold Harmless And Indemnity:** Renter further agrees to hold harmless and indemnify Owner, its Mayor, Council Members, officers, agents and employees from and against any and all claims, suits, damages, costs of defense, or other costs resulting from the use of the rented premises by Renter, regardless of Renter's negligence, intentional tort, or the lack thereof. Upon receipt of notice of any suit or claim against Owner, Renter shall immediately commence to pay the cost of the defense thereof on behalf of Owner, with Owner maintaining the right to counsel of owner's choice.

**IN WITNESS WHEREOF** the parties have hereunto set their hands this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**OWNER:**

**CITY OF CALVERT CITY, KY**

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

**RENTER:**

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