

**FRENCHTOWN CHARTER TOWNSHIP
FRENCHTOWN DIXIE LIBRARY COMMUNITY ROOM LEASE AGREEMENT**

LEASE AGREEMENT made this _____ day of _____, 20_____, by and between Frenchtown Charter Township, a Michigan Municipal Corporation, hereinafter designated "Lessor," and _____, hereinafter designated "Lessee," whose address is _____.

WITNESSETH:

In consideration of the covenants and conditions hereinafter contained, it is hereby agreed by and between the parties hereto as follows:

1. The Lessor hereby lets and leases unto the Lessee, the following described premises owned by the Township, for the following period or periods;

a. The Community Room at the Frenchtown Charter Township Dixie Library at 2881 Nadeau Road.

b. On the _____ day of _____, 20_____, from _____ o'clock (a.m.)(p.m.) to _____ o'clock a.m.)(p.m.).

2. Said premises may be used for a meeting room and for no other purpose without the written consent of the Lessor.

3. The Lessee shall pay, in advance, as rent, the sum of \$25.00 to help defray the cost of maintenance, utilities and upkeep of said premises.

4. The Lessee shall not assign, transfer or sublet this lease on said premises, or any part thereof without the written consent of the Township.

5. Lessee shall also deposit the sum of \$50.00 with the Library which shall be returned to Lessee after inspection of the premises to ensure that there were no damages. If damage is found, the \$50.00 deposit shall be forfeited to Lessor as to that portion which is necessary to repair the damage or to pay for the cleaning necessary as a result of the use of the premises. Lessee shall be liable and responsible for all janitorial, maintenance and cleaning personnel necessary to prepare the premises for the scheduled activity and necessary to restore the same to an equal or better condition than prior thereto immediately following such activity.

6. The Lessee agrees to conduct its activities upon the premises so as not to endanger any person lawfully thereon and to indemnify and save harmless the Lessor against any and all claims for injury to person or property (including claims of employees of the Lessee or any contractor, subcontractor, or invitee) arising out of the activities contracted by the Lessee, its agents, members or guests, or invitees.

7. Lessee shall comply with all laws of the United States, of the State of Michigan and all ordinances, rules and regulations of the Township, and the Frenchtown Dixie Library Community Room Policy, a copy of which is attached hereto and Lessee will not do nor suffer to be done anything on said premises in violation of any such laws, ordinances, rules and regulations.

8. Lessee agrees to secure and pay for any permits and licenses required by any government authority and to pay any tax, or taxes, including amusement tax, incidental to the use of the premises under this Lease.

LESSOR:

FRENCHTOWN CHARTER TOWNSHIP
FRENCHTOWN DIXIE LIBRARY

Date: _____

By: _____

LESSEE:

Date: _____

By: _____