

THE COMMUNITY CENTER

CONDITIONS FOR USE:

1. **THE RENTAL IS FOR COMMUNITY CENTER ONLY.** Gazebo and Reading Garden Are **NOT** included in the rental and are **PROHIBITED** from use. Loitering in Parking Lot Is **PROHIBITED**.
 2. Center **MUST** be left the way you received it; Tables may be moved but put back in original place. Floor must be swept. Mop up major spills only.
 3. **SMOKING AND VAPING ARE PROHIBITED.**
 4. You may use the ice machine, half of the refrigerator, and the oven.
 5. **NO** tape or decorations on the wall or hanging from the ceiling. Command and Painter's tapes allowed.
 6. Rental Party shall **not** use rice, bird seed, glitter or confetti of any type in the facility or on the grounds.
 7. **Rental Party shall be responsible for cost to repair any damages in excess of Security Deposit.**
 8. Trash found in Library Drop Box will result in loss of security deposit.
 9. **DO NOT CUT THE TIES OR OPEN WINDOWS! This will result in loss of your deposit.**
 10. Garbage goes in the dumpster—located at the front parking lot by the bridge.
- You are **NOT** permitted to enter the Community Center until **9:00AM** the day of and must be cleaned up and out by **11:00PM**.

The undersign hereby agrees to abide by the rules and regulations as stated above; to leave the facility in good, proper condition; and to report any damage done during the use of the facility to the North Versailles Police before departure of event. I further understand that any expenses to North Versailles related to damages to the center will result in a deduction or forfeit of security deposit.

Signature of Applicant

Date

North Versailles Township

1401 Greensburg Ave
North Versailles, PA 15137
www.nvtpa.com

P: 412-823-6602
F: 412-823-0901

LEASE AGREEMENT – COMMUNITY CENTER

Lease agreement made _____ day of _____, 20____
between North Versailles Township, a municipal corporation organized under the laws of
Pennsylvania, having its principal office at 1401 Greensburg Avenue, North Versailles, PA 15137
("lessor"), and _____, having an
address of _____ ("lessee").

In consideration of the mutual covenants contained in this lease agreement, the parties agree as
follows:

SECTION ONE. DESCRIPTION OF PREMISES

Lessor leases to lessee the following municipal facilities of the Township of North Versailles,
located at _____ (address), and described more particularly
as follows:

[Description of premises:].

SECTION TWO. INGRESS AND EGRESS

Lessee shall have the right of ingress and egress through the halls and corridors of such building
but acquires no other right in any other part of the building than the part specified.

SECTION THREE. PURPOSE

Lessee represents that the above-described premises are being rented for the purpose of _____
_____, and
for no other purpose without the written consent of lessor indorsed on this lease agreement, for the
term of _____, beginning on
_____ [commencement date of term], and terminating on
_____ [end date of term], at _____ [end time of
day

**SECTION FOUR.
QUIET ENJOYMENT**

Lessor agrees to permit lessee, upon faithful performance of the terms and covenants of this lease agreement, to peaceably and quietly have, hold, and enjoy use of the demised premises for the purpose and for the term stated above.

**SECTION FIVE.
FURNISHING OF SERVICES**

Lessor shall furnish the following services: _____

_____ *[description of services to be furnished]*.

**SECTION SIX.
RENT**

Lessee shall pay to lessor, at lessor's office at 1401 Greensburg Avenue, North Versailles, PA 15137, for the use of the demised premises and facilities \$_____.
Lessee shall pay to lessor on demand any sum that may be due to lessor for additional services, accommodations, or materials furnished or loaned by lessor to lessee.

**SECTION SEVEN.
SECURITY DEPOSIT**

Lessee shall pay to lessor, at lessor's office at 1401 Greensburg Avenue, North Versailles, PA 15137 a security deposit on the rental and use of demised premises in the amount of \$_____.
_____. Lessor shall have the right to retain and expend the security deposit to reimburse lessor for any unpaid rent or sums due hereunder that have not been paid in full by lessee and/or reasonable costs and expenses for cleaning and repairing the demised premises if lessee shall fail to deliver the same at the termination of this lease in a clean and undamaged condition. Lessee shall not be entitled to any interest on the security deposit. Lessor shall not be required to keep such security deposit separate from its general funds.

**SECTION EIGHT.
SURRENDER OF PREMISES**

Lessee shall quit and surrender the demised premises and all equipment contained on and in the demised premises to lessor 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.

**SECTION NINE.
RULES AND REGULATIONS**

Lessee shall abide by and conform to all rules and regulations adopted or prescribed by lessor for the government and management of the facilities.

**SECTION TEN.
INDEMNIFICATION**

Lessee agrees to hold lessor harmless and to indemnify lessor against any and all claims or liabilities for any and all reasons including, but not limited to, injury and property damage and any other liability or property damage liability that may arise or accrue by reason of the use by lessee of the demised premises.

**SECTION ELEVEN.
COMPLIANCE WITH LAW**

Lessee shall comply with all laws of the United States and of Pennsylvania, all ordinances of North Versailles Township, and all rules and requirements of the police and fire departments or other municipal authorities of North Versailles Township.

**SECTION TWELVE.
PERMITS**

Lessee will obtain and pay for all necessary permits and licenses, and will not do or allow to be done anything on the demised premises during the term of this lease agreement in violation of any such laws, ordinances, rules, or requirements. If the attention of lessor is called to any such violation on the part of lessee or of any person employed by or admitted to the demised premises by lessee, lessee will immediately desist from and correct or cause to be corrected such violation.

**SECTION THIRTEEN.
WARRANTIES**

Lessor makes no warranties, either express or implied, as to any matter whatsoever, including, without limitation, the condition of the leased property, its merchantability or its fitness for any particular purpose.

**SECTION FOURTEEN.
INTOXICATING LIQUORS**

Lessee will not cause or allow beer, wine, liquors or alcoholic beverages of any kind to be sold, given away, or used upon the demised premises except upon the express written consent of lessor.

**SECTION FIFTEEN.
DEFACEMENT**

Lessee shall not damage, mar, nor in any manner deface the demised premises or any equipment contained in or on the demised premises and shall not cause or permit anything to be done by which the demised premises or equipment in or on the demised premises shall be in any manner damaged, marred, or defaced. Lessee will not drive or permit to be driven nails, hooks, tacks, or screws into any part of the building or equipment contained in the building and will not make or allow to be made any alterations of any kind to the building or equipment contained in the building.

**SECTION SIXTEEN.
DAMAGE TO PREMISES**

A. If the demised premises, or any part of the building on the demised premises, or any equipment or any Township property located on the demised premises during the term of this lease agreement shall be damaged or removed by the act, default, or negligence of lessee, or of lessee's agents, employees, patrons, guests, or any person admitted to the demised premises by lessee, lessee will pay to lessor upon demand such sum as shall be necessary to restore the demised premises, equipment or any Township property contained in or on the demised premises to their present condition.

B. Lessee assumes full responsibility for the character, acts, and conduct of all persons admitted to the demised premises by the consent of lessee or by or with consent of any person acting for or on behalf of lessee.

**SECTION SEVENTEEN.
LOSS OF EQUIPMENT**

All equipment entrusted to the care of lessee or on the demised premises during the term of this lease agreement which shall become lost, stolen, or disappear shall be the sole responsibility of lessee. Lessee shall be responsible to pay full replacement costs to lessor.

**SECTION EIGHTEEN.
FIRE HAZARDS**

A. Lessee shall not do or permit to be done anything in or on any part of the building, or bring or keep anything in the building, which will in any way conflict with the regulations of the fire department or with any of the rules, regulations, or ordinances of North Versailles Township or in any way obstruct or interfere with the rights of other tenants in the building or injure or annoy them.

B. Lessee shall not, without the prior, written consent of lessor, put up or operate any engine or machinery on the demised premises or use oils, burning fluids, camphene, kerosene, naphtha, or gasoline for either mechanical or other purposes or anything other than electricity for illuminating the demised premises.

**SECTION NINETEEN.
ASSIGNMENT**

Lessee shall not assign this lease agreement without the prior, written consent of lessor nor allow any use of the demised premises other than as specified in this lease agreement.

**SECTION TWENTY.
RENT REFUND**

If lessee, being entitled to possession under this lease agreement, fails for any reason to take possession of or to use the demised premises, no rent refund shall be made and the full rent called for by this lease agreement, including any related disbursements or expenses incurred by lessor, shall be payable by lessee to lessor, as liquidated damages, and not by way of penalty.

**SECTION TWENTY-ONE.
STAFF**

Lessee understands and specifically agrees that lessor does not furnish any staff not otherwise provided for in this lease agreement.

**SECTION TWENTY-TWO.
EVACUATION OF BUILDING**

Lessor reserves the right to evacuate the building during any activity in progress when it is deemed necessary for the safety of the general public.

**SECTION TWENTY-THREE.
RELEASE OF LESSOR**

Lessor shall not be responsible for any damage or injury that may happen to lessee or lessee's agents, employees, invitees or guests or property from any cause prior, during, or subsequent to the period covered by this lease agreement. Lessee releases lessor from and agrees to indemnify lessor against any and all claims for such loss, damage, or injury.

**SECTION TWENTY-FOUR.
DISCRETION OF TOWNSHIP MANAGER**

Any matters not expressly provided for in this lease agreement shall be in the sole discretion of the Manager of North Versailles Township.

**SECTION TWENTY-FIVE.
BINDING EFFECT**

This lease agreement shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties.

**SECTION TWENTY-SIX.
GOVERNING LAW**

This lease agreement shall be governed by, construed, and enforced in accordance with the laws of Pennsylvania.

**SECTION TWENTY-SEVEN.
ENTIRE AGREEMENT**

This lease agreement shall constitute the entire agreement between the parties. Any prior understanding or representation of any kind preceding the date of this lease agreement shall not be binding upon either party except to the extent incorporated in this lease agreement.

**SECTION TWENTY-EIGHT.
MODIFICATION OF AGREEMENT**

Any modification of this lease agreement or additional obligation assumed by either party in connection with this agreement shall be binding only if evidenced in a writing signed by each party or an authorized representative of each party.

**SECTION TWENTY-NINE.
NO WAIVER**

Waiver by lessor of any breach of any covenant or duty of lessee under this lease agreement is not a waiver of a breach of any other covenant or duty of lessee, or of any subsequent breach of the same covenant or duty.

**SECTION THIRTY.
REMEDIES OF LESSOR CUMULATIVE**

The remedies given to lessor in this lease agreement shall be cumulative, and the exercise of any one remedy by lessor shall not be to the exclusion of any other remedy.

The parties have executed this lease agreement at the day and year first set forth above.

North Versailles Township
By:

Joseph Varhola, Township Manager

By:

Signature

Printed name of Lessee

