

Scottish Rite, Valley of Peoria

RENTAL AGREEMENT

This **AGREEMENT** made this date , Friday, October 29, 2004, by and between the **SCOTTISH RITE, VALLEY OF PEORIA**, and Sample herein after called the **LICENSEE**, witnesseth:

THAT for in consideration, of covenants, agreements, and the payment of monies hereinafter mentioned to be performed and paid by the Licensee, and on condition that said Licensee shall faithfully perform all the agreements hereinafter contained on the respective dates and the manner hereinafter specified, said Owner grants to said Licensee the right to use the portions of the premises and building located in the City of Peoria, State of Illinois, known as the Scottish Rite Cathedral, and necessary halls and passages leading to and from the same, upon the day(s) **05/20/2005** through **05/21/2004** during the hours **as listed on the attached Invoice and for the purposes of WEDDING RECEPTION** and none other to be used by the Licensee, without right to the Licensee to assign, sublet, or transfer any rights or privileges herein conferred upon in without consent of the Owner.

THIS IS A SAMPLE ONLY

IN CONSIDERATION of the foregoing, the Licensee covenants and agrees as follows:

FIRST: It shall be solely liable and responsible for the conduct of all persons using said building during the contnuance of this contract, and agrees that should said premises or any part of the property of the Owner be damaged by the act of negligence of said Licensee, its agents, employees, partners, or guests. that it will pay to the owner on demand such sum as may be necessary to restore the premises to its original condition and compensate for all such damages.

SECOND: That it will not permit or suffer any changes in the location of any furniture, fixtures, chairs, desks, equipment, lighting, doors. or any movable or non-movable property ofthe Owner, nor the marring of the same, nor permit any nails, tacks. or anything to be driven, pasted onto the walls, floors, ceilings, 9r anywhere upon the premises, and that any damage or injury found to exist by reason of either said acts shall be paid for by the Licensee.

THIRD: That it will not permit or suffer any use of the premises other than as herein specified, nor permit any act or the delivery of substance to be brought into the premises that shall in any way increase any insurance risk on said premises or which shall violate any policies of insurance carried out by the Owner on said building or its contents.

FOURTH: Licensee will conform to the rules and regulations from time to time prescribed by the Owner in the use of the building and will conform to all ordinances, rules, and regulations lawfully in force whether by the city, its police, fire departments, or by the laws of the State of Illinois, and shall obtain and pay for all permits and licenses required by law pertaining to the Licensee's use of the building. -

FIFTH: Licensee shall pay for rental of said premises the sum as described below:

Estimated total \$0.00as detailed in the attached Invoice.

Final total to be determined by Owner upon billing when event is concluded.

SIXTH: Licensee has a right to cancel this contract and receive a full refund if due notice is given THIRTY (30) days prior to the above mentioned date. In the event that less than THIRTY (30) days notice is given, said Licensee expressly understands and agrees that they will FORFEIT the advance deposit fee.

SEVENTH: The Owner shall not provide catering services.

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EIGHTH: In the event that said Licensee hires a caterer, said Licensee must inform said caterer that under no circumstances are they to use any equipment that belongs to the Owner, other than the cooler, sinks, and necessary tables. Under no circumstances are the stoves and/or ovens to be used for any reason, without expressed consent of the Owner.

NINTH: Licensee understands that the Directors and Officers of the Scottish Rite, Valley of Peoria, and their nominees shall, at all times during the continuance of the Licensee's use of the building, have free access thereto and Owner shall retain the keys to the premises at all times and said building shall, at all times, be in the possession of the Owner, and the premises shall be locked or unlocked during the Licensee's use of the premises as the Owner may require.

TENTH: Licensee understands and agrees that in the event that said premises shall be destroyed by fire, the elements, an "Act of God", etc., so that the premises cannot, in the judgment of the Owner, be occupied by the Licensee for use at the times herein specified, the Owner reserves the right to terminate this contract, and Licensee hereby waives any claim for damages or compensation other than such return of deposit fees in the event this contract is so terminated, and likewise releases the Owner from any and all damages caused by the above.

ELEVENTH: The Owner shall provide a security person or persons, who have the authority to evict any guest of the Licensee from the property at the Scottish Rite Cathedral (who in the security person's opinion) is not conducting himself in a proper manner.

TWELFTH: It is expressly understood that in no event will the Owner keep said premises open for use by the Licensee, its guests, etc., later than one (1) a.m.

THIRTEENTH: The Licensee understands that the building known as The Scottish Rite Cathedral is NOT air conditioned, but is well ventilated. Licensee has permission of Owner for use of the Parking Lot adjacent to the building at no charge during term of rental.

In witness thereof: The Owner and Licensee have executed this instrument in duplicate as of the day and year first written above.

SCOTTISH RITE CATHEDRAL ASSOCIATION - VALLEY OF PEORIA - OWNER

Signed,
For Sample
Sample

THIS IS A SAMPLE ONLY

_____, LICENSEE

EXECUTIVE SECRETARY OR OTHER AUTHORIZED PERSON
For the SCOTTISH RITE, VALLEY OF PEORIA
October 29, 2004