

ARMENIAN CHURCH OF THE HOLY RESURRECTION

1910 STANLEY STREET, NEW BRITAIN, CT 06053

TELEPHONE/FAX 860-223-7875

ABRAHAMIAN AUDITORIUM RENTAL AGREEMENT

This Facilities Rental Agreement( "Agreement") is entered into on \_\_\_\_\_, 2013 between the Armenian Church of the Holy Resurrection ( " Church" ) and \_\_\_\_\_ of \_\_\_\_\_ Connecticut ("Renter") by \_\_\_\_\_.

Premises involved: The Abrahamian Auditorium of the Armenian Church of the Holy Resurrection, 1910 Stanley Street New Britain CT.

The Church and Renter agree to the following. The rental is strictly limited to the Auditorium itself, the kitchen (subject to limitations set forth in the "Rental Conditions" section below, cloakroom and the restroom facilities. No other part of the Church premises may be accessed without specific written permission, previously obtained.

RENTAL CONDITIONS:

Admission will not be by sale of tickets at the door. Hall capacity is 107 people seated or 229 people standing, not to be exceeded. Renter to maintain attendance in specified area only.

No decorating may be done without prior approval of the Church supervisor. If allowed, no nails, tacks, tape, maintain fireproof, remove upon completion. All decorations to be removed and facility returned to "as was" condition by renter.

No liquor allowed \_\_\_\_\_(check if appropriate)

Or, Private Family/Group Party, alcoholic beverages allowed, not for sale. Renter assumes responsibility of legal distribution of beverages to adults only. \_\_\_\_\_ (check if appropriate). Renter must assume the maintenance and control of the personal behavior and attitude of those present during the rental.

Renter shall not permit any smoking of tobacco or other substances within or adjacent to the premises.

Food and beverages may also be brought in, us of kitchen facilities for cooking and food preparation is not allowed. Refrigeration and warming up food items is allowed. Renter will not access nor make use of the contents of cabinets or church property located within the kitchen or facility.

Renter will provide supervisor at the facility to aid the Renter, if necessary, before and during rental. Contact will be via posted phone number.

Renter agrees that the Church will bear no responsibility or liability for injury or damage to property of the Renter incurred to any individual or possession thereof during the time of the rental. All liability will be assumed by the Renter, whether it be an individual or other entity as specified in Indemnification Section below.. Renter is responsible for any or all damages caused by attendees and / or guests at the event.

Rental: Date \_\_\_\_\_ Time \_\_\_\_\_ to \_\_\_\_\_.  
Exceeding the schedule will cost \_\_\_\_\_ per hour or any part thereof.

Purpose of the event: \_\_\_\_\_ (wedding, shower, birthday party, etc.).  
The rental shall be used for that purpose only and no other.

Attendance: \_\_\_\_\_ Attendance cannot exceed authorized hall capacity.

Cost of Rental: \_\_\_\_\_ Damage/Cleanup Deposit: \_\_\_\_\_  
Total: \_\_\_\_\_

Total payment to be made 10 days prior to rental. Check made out to Armenian Church of the Holy Resurrection.

Damage/Cleanup Deposit: Will be returned in cash upon conclusion of rental only if facility has been returned to as rented condition as agreed by the Supervisor.

Indemnification: Renter shall indemnify , defend and save harmless the Church and its agents, officers, council, clergy, Diocese and congregation from and against any and all loss, cost ( including attorneys' fees) damage, expense and liability in connection with claims, judgments, damages, penalties , fines , liabilities, losses, suits, administrative proceedings, arising out of the use of the premises by Renter or any act or neglect by Renter, his , her or its agents, employees, contractors, invitees, representatives , volunteers or any other person or entity. This indemnification shall survive the termination of this Agreement. Renter hereby releases Church from any and all liability or responsibility to Renter or anyone claiming through or under Renter for any loss or damage to equipment or property of Renter.

Observance of all laws: Renter agrees to use the premises strictly in conformity to all local, state and federal laws and regulations. Renter agrees to obtain any and all permits for the use of the premises which may be required.

Assignment: This rental is to the Renter exclusively and may not be assigned or in any way sublet.

Insurance: Organizational renters to provide copy of their insurance policy. Private renters, as noted, agree to assume total responsibility for loss, damage, etc. as stated under Indemnification above.

Parking: The Church Parking Lot will be available for use by the renter.

Ingress and Egress: The premises are only to be accessed by the two rear doors located nearest the parking lot.

Supplies: Renter agrees that it will furnish all of its own supplies and will not use or take any supplies found in the church including but not limited to kitchen supplies and cleaning supplies.

As Is Condition: Renter agrees that it has viewed the premises and accepts the premises in the “as is” condition existing.

Surrender of property: Renter agrees to surrender the premises in the same condition in which they were found. Failure to leave the premises undamaged and in clean condition will result in a forfeiture of the security and damage deposit and/or an additional cleaning cost imposed.

Utilities: Church shall furnish normal utilities for use of the premises. Renter shall not use any equipment that would exceed ordinary electrical or other utility service.

Cancellation: If canceled within 10 days of rental 50% of Rental and Damage/Cleanup deposit will be retained by the Church.

Disposal of Trash: Trash and recyclables will be disposed of by the renter.

Theft or Removal of Church property : Renter is responsible for any theft, damage or removal of Church property caused by any visitor, user or contractor brought into the hall by Renter and agrees that it will supervise all individuals and entities in the hall. Lack of supervision shall be considered negligence for which the renter will be liable and agrees to be responsible, even if the loss exceeds the security and damage deposit.

Equipment Which may be Used: Kitchen equipment may be used for the purposes specified in the “Rental Conditions” Section of this Agreement.

Caterer or other Contractors: Renter shall advise the Church of the names and addresses of any catering, security or other services it will bring into the hall.

Force Majeure: The Church shall be excused from failure or delay in performing its obligation under this Agreement if said failure or delay is caused by a force majeure, including an act of God, accident, fire, explosion, storm, earthquake, flood, or any other event beyond Church’s control.

