



Holy Trinity | Parish Life Center | Rental Lease Agreement

Name _____

Phone # _____

Address _____

City/State/Zip Code _____

E-Mail _____

WITNESSETH:

WHEREAS, the LESSEE desires to lease from the LESSOR (**HOLY TRINITY CATHOLIC CHURCH**) located upon certain real estate at **HOLY TRINITY PARISH LIFE CENTER, RICHMOND, IA**.

NOW, THEREFORE, in consideration of the mutual promises, covenants, warranties, and conditions set forth herein, the parties hereto agree to as follows:

1. **Leased Premises and Terms:** LESSOR does hereby lease to the LESSEE 1st floor parish hall located at HOLY TRINITY PARISH LIFE CENTER to be used for _____. HOLY TRINITY PARISH CENTER is referred to herein as "Leased Premises". The aforesaid limited use described above shall be between the hours of 12:00A.M. to 11:59P.M. on this _____ day of _____, 20_____.
2. **Rent:** LESSEE shall pay the LESSOR as rent, \$_____ (this includes \$200 fee for security guards). Upon the end of the term, LESSEE shall surrender the Lease Premises to LESSOR in as good condition and repair as when delivered to LESSEE by LESSOR. LESSEE also agrees to pay a DAMAGE deposit of \$_____. The deposit is in addition to the rental fee and will be returned in full after it is verified there are no damages. If the LESSEE wants to have access the day before the event, a **\$100.00** "day-before" fee is required to guarantee access. The deposit, the day-before charge, and the rental fee equals a total of \$_____ due.
3. **Use of the Lease Premises:** The Leased Premises shall be used only as a reception hall and for no other purpose. LESSEE shall not use the Leased Premises or permit anything to be done on or about the Leased Premises which will in any way conflict with any law, statute, ordinance or governmental rule or regulation now in force or hereinafter enacted or promulgated.
4. **Insurance:** LESSEE agrees to procure and maintain a policy or policies of insurance at its own cost and expense insuring LESSOR, its successors and assigns from all claims, demands, or actions for injury arising from, related to, or connected with the conduct and operations of LESSEE's business on the Leased Premises, in amount not less than **\$ 300,000** for any single occurrence. LESSEE shall provide LESSOR with certificates of insurance evidencing the above coverage's and limits. Said insurance shall not be cancelled unless LESSOR, its successors and assigns is notified in writing at least twenty (20) days prior to any such cancellations. If LESSEE fails to comply with such requirements, LESSOR may obtain such insurance and keep the same in effect, and LESSEE shall pay the LESSOR the premium cost thereof upon demand.
5. **Indemnification of LESSOR:** LESSEE will protect, indemnify and hold harmless LESSOR from and against all liabilities, obligations, damages, penalties, claims, causes of action, costs, charges, and expenses, which may be imposed upon or incurred by or asserted against LESSOR by reason of any loss, damage or claims of loss of life or injuries to persons or property during the term of this Lease, and which arise out of or are related to the condition of the Leased Premises or damages incurred with respect to any material breach of this Agreement, or as a result of the negligent acts or omissions or willful misconduct of LESSEE, its employees, invites, contractors, agents, or others.
6. **LESSOR NOT Liable:** LESSOR shall not be liable to LESSEE for any claims under this Lease Agreement, and LESSEE hereby waives all claims against LESSOR for any injury or damage to any person or property in and about the Lease Premises, including, but not limited to, fire, explosion, theft, mischief, vandalism, collision and by or from the other cause whatsoever.
7. **Rules and Regulations:** LESSOR may set reasonable rules and regulations for access of and conduct upon Leased Premises, which may change from time to time. LESSEE shall abide by these rules and regulations.
8. **Governing Law:** This instrument shall be governed by, and construed in accordance with, the laws of the State of Iowa.



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9. **As further consideration:** LESSEE agrees to protect, defend, indemnify, and otherwise hold harmless, Holy Trinity Catholic Church and the Diocese of Davenport including its departments, agencies, and commissions; and its officers, agents, servants, employees, and volunteers from and against any and all claims, demands, liability, causes of action and expenses arising out of injury or death to any person or damage, loss or destruction of property which may occur or in any way arises out of any act or omission of LESSEE, its subcontractors, servants, agents, and/or employees, Except those claims, demands, liability, causes of action and expenses arising from the gross negligence and/or willful and wanton conduct of Holy Trinity Catholic Church.

IN WITNESS WHEREOF, the parties hereto have caused this Lease Agreement to be created on the day and year first written above.

LESSOR: HOLY TRINITY CATHOLIC CHURCH

By: _____

LESSEE:

(Printed Name)

(Signature)