

HALL RENTAL AGREEMENT

THIS RENTAL AGREEMENT is made and entered by and between **Galveston County Municipal Utility District No.12**, a Municipal Corporation, as Lessor, and _____, as Lessee,
RENTED BY: (NAME)

and resident of **MUD #12 District**, _____,
(Address) (City)

_____ Home phone number _____ Work phone number

I am renting the Hall for: _____
RENTED FOR: (NAME)

A. Only residents of the Galveston County Municipal Utility District 12 may lease the second floor Hall and the rates are as follows:

Community Clubs	\$ 25.00
Damage Deposit:	\$500.00
Hall Rental:	\$300.00
Security - only if alcoholic beverages are served:	\$ 30.00 per hour with a 4 hour minimum
One Police Officer is required for up to 150 people.	Two Police Officers are required for 150 to 250 people.

B. Lessor leases to Lessee the second floor Hall of Lessor's Administration Building for use on _____ day of _____,

from _____ a.m./p.m. to _____ a.m./p.m. for the rental sum of **\$300.00** and a **\$500.00** damage deposit. The estimated number of guests attending will be _____.

C. Lessee's use of the Hall shall be for _____
(Type of Function)

D. Alcoholic beverages will _____ or will not _____ be served or available. I understand that if alcoholic beverages are served, one (1) certified off-duty police officer will be assigned for up to 150 people and two (2) will be assigned for 150 to 250 people. The rate is \$30.00 per hour, with a four-hour minimum, per officer. For each hour above four hours, the \$30.00 additional hourly rate will also apply. **(Your damage deposit of \$500.00 may be subject to deduction for excess hourly security.)**

- 1. USE.**
 - a. The Lessee agrees that the premises shall be used only as stated above, and shall not be used for the conduct of any offensive, noisy or dangerous activity or shall not be used for any activity constituting a public nuisance. Rental is for the Upstairs Hall only and does not include the downstairs or parking lot area. The **Lessee must be in attendance** at the function and coordinate with the certified off-duty police officers on maintaining order and control of the function. **THERE SHALL BE A LIMIT OF 250 GUESTS.**
 - b. Discrimination against any person(s) with regard to race, color, religion, sex, national origin, age, or disability by any group or individual renting the facilities is prohibited.

2. INDEMNITY AGREEMENT. Lessee agrees to indemnify and hold the Lessor harmless from any and all liability to persons or property, arising from the use of the premises by Lessee or Lessee's guests, or arising from the act of omission of any person or persons, in or about the leased premises with the expressed or implied consent of Lessee. MUD 12 is not responsible for any property left on the premises. All property of the Lessee needs to be removed by the end of the lease period.

3. MAINTENANCE AND REPAIR. Lessee agrees to maintain the leased premises in good condition during

said use by Lessee. Lessee agrees to pay Lessor for any required repair of damage caused. Any damage of the premises will be the responsibility of Lessee and will cause forfeiture of the \$500.00 damage deposit. If the Hall, MUD 12 building or parking lots are left littered, cleanup costs will also be deducted from the damage deposit. Lessee agrees to secure and lock all doors before leaving premises.

4. ALCOHOL BEVERAGE RESTRICTIONS.

- a. No alcoholic beverages shall be consumed by any person under the age of 21, and no person shall remove alcoholic beverages from the hall premises.
- b. Any person becoming inebriated may be arrested for public intoxication.
- c. It shall be the responsibility of the **Lessee** to ensure that none of the guests in control of a vehicle leave the premises if that person or guest is impaired by alcohol.
- d. The certified police officers will at all times be afforded the respect of the Lessee and guests and all attendees will subsequently comply with the officers' requests.

5. POLICE OFFICER'S DUTIES SHALL INCLUDE:

- a. If one police officer is assigned, that officer will remain in the upstairs hall with periodic checks of the downstairs area and parking lot. If two police officers are assigned, one officer will remain upstairs and the second officer will cover the downstairs and parking lot areas.
- b. Coordinate with the Lessee on the specifics of the function.
- c. Ensure that Lessee's function is orderly.
- d. Ensure that no person under 21 years of age consumes alcoholic beverages in the hall, and no person shall remove alcoholic beverages from the premises.
- e. The security charge will be for the specified hours of event, including clean up. Security service is not required during the set-up, as there should not be alcohol consumed during this time.

6. CLEAN UP. Lessee agrees to leave the premises in a reasonably clean and neat condition following use by Lessee as outlined in the attached Hall Rental Regulations. Should Lessee fail to leave the premises in good condition, it is understood that the damage deposit will be forfeited.

7. CANCELLATION. Lessee agrees that the cancellation of meeting room rental less than 30 days of scheduled meeting room rental will cause forfeiture of the damage deposit.

E. I DO HEREBY ACKNOWLEDGE AND CERTIFY THAT I AM A RESIDENT OF THE GALVESTON COUNTY MUNICIPAL UTILITY DISTRICT #12.

F. I HEREBY UNDERSTAND THAT THE HALL DAMAGE DEPOSIT (\$500.00) WILL BE RETURNED TO ME PROVIDING NO DAMAGE HAS OCCURRED, THE CLEAN UP IS COMPLETE AND IN ACCORDANCE WITH THE RENTAL REGULATIONS AND/OR ADDITIONAL HOURS FOR SECURITY SERVICES WERE NOT REQUIRED.

G. I ACKNOWLEDGE THAT I HAVE RECEIVED A COPY OF THE HALL RENTAL AGREEMENT AND ACCEPT RESPONSIBILITY FOR THE ENFORCEMENT OF SUCH RULES AND CLEAN UP.

EXECUTED this _____ day of _____, _____.

LESSEE - Resident of MUD #12 District

LESSOR, Galveston County MUD 12
Bill Alcorn, President – Board of Directors