

**ON TARGET OUTFITTERS
BUILDING RENTAL AGREEMENT**

This agreement made on the _____ day of _____ year _____
by and between On Target Outfitters (OTO), and _____
hereinafter called Lessee.

WHEREAS, the Lessee desires to lease the OTO building on the terms and conditions as outlined below;

WHEREAS, the Lessor desires to lease its building to Lessee.

Now therefore, it is hereby understood and agreed by and between the parties the following terms and conditions:

The date of this lease will be on the _____ day of _____
year _____ for the purpose of:

_____.

The lease period shall be from _____ AM / PM to _____ AM / PM.

1) BUILDING:

2) RENT:

3) SECURITY DEPOSIT: \$200

4) MAX NUMBER OF PEOPLE: FAMILY CENTER (50 people)
 CLUBHOUSE (300 people)

4) GENERAL PROVISIONS:

a) The Lessee agrees not to take any property from the building for any reason. Any damage to such property will be assumed and payable to OTO by Lessee within ten (10) days of the discovery of such damage.

b) Lessee is responsible for their own setup and cleanup. Lessee must follow the "Rules for Use and Decorating" during their setup. A violation of these rules shall be considered a breach of this lease. Lessee is responsible for all cleanup which must be completed within the rental block of time. Cleanup includes:

*Tables and Chairs put away.

*Floors swept.

*Trash emptied and bags taken to dumpster.

*Dishes, coffee pots, utensils, etc. washed, dried and put away.

*Counters wiped down.

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c) The Lessee agrees to surrender the premises at the expiration of said term in as good a state and condition as the facilities were at the commencement of said term. If the Family Center passes inspection, the security deposit of \$200 will be refundable.

d) Lessee shall not use the premises for any unlawful purpose, nor violate any law or ordinance, nor commit waste of nuisance upon or about the premises.

e) Alcohol is prohibited on the premises.

f) The rented facility is a non-smoking facility. Any smoking inside the building will result in the loss of the Lessee's \$200.00 security deposit.

g) The Lessee shall be responsible for the conduct of their guests and any damage or loss caused by Lessee's guests.

h) The Lessee agrees to assume all liability resulting from the use of the building and any and all its related facilities during the term of the lease. Lessee will further hold OTO harmless from any and all liability which may arise during the term of this lease.

i) The rented facility will be inspected before and after the lease to verify terms and conditions as set forth herein are being followed. Failure to follow the terms and conditions set forth will result in the forfeiture of the \$200 Security Deposit.

“Rules for Use and Decorating”

The *“Rules for Use and Decorating”* are based on restrictions from the Green Fire Department, Mahoning County Health Department, the State of Ohio, and the personal preferences and convictions of On Target Outfitters.

- Use not to exceed maximum occupancy:
 - FAMILY CENTER (50 people)
 - CLUBHOUSE (300 people)
- All exits must remain clear and unobstructed
- All fire extinguishers must remain accessible clear and unobstructed.
- Nothing allowed to be removed from the walls or the facility (including mounts, pictures, banners, etc.)
- No decorations allowed on the walls or hung from the ceilings. Table decorations only!
- No decorations allowed hung from any mounts.
- No candles allowed.
- No smoking allowed inside the facility.
- No alcohol on the premises is permitted.
- No article or thing of a dangerous, inflammable, or explosive character that might unreasonably increase the danger of fire on the leased premises, or that might be considered hazardous by any responsible insurance company.
- No use of archery or riflery equipment unless special arrangements have been made and range is supervised by OTO staff.

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The Lessee agrees to follow the “Rules for Use and Decorating” part of the lease agreement. Failure to do so will result in the forfeiture of the \$200.00 security deposit.

Lessee(s) Initials: _____

Lessee shall defend, indemnify and hold harmless lessor and its officers, agents, and members and lessee agrees to assume complete and sole responsibility and liability for any and all injury or damage to property, real or personal, during the term of this contract.

Lessee shall, upon demand, indemnify and hold lessor harmless from any and all claims, demands, actions, suits or proceedings made against lessor arising out of or in any way related to the use of the hall or grounds by lessee, their guests or anyone else during the rental period, even if caused or alleged to be caused by the sole, joint, comparative or concurrent negligence and/or strict liability of lessor or its officers, members or agents, provided that this shall not obligate lessee to any liability for any gross negligence or willful misconduct of lessor, its officers, members or agents. The selection of legal counsel shall be within the sole and absolute discretion of lessor.

This indemnity provision is intended to indemnify lessor and its officers, members and agents against the consequences of their own negligence or fault as provided above when lessor or its officers, members or agents are solely, jointly, comparatively or concurrently negligent. This indemnity provision shall survive the termination or expiration of this contract.

The LESSEE(S) hereby acknowledges that LESSEE(S) has read this lease and the rules for its use and decorating, and understood and agrees to all terms and conditions set forth therein and has received a copy of this lease.

SECURITY DEPOSIT _____

RENTAL _____

IN WITNESS WHEREOF, the parties have executed this lease at On Target Outfitters, the day and year first above written.

LESSOR _____ LESSEE _____

****All rentals are subject to approval by Trustees****