

## PLEASE READ CAREFULLY

### RENTAL AGREEMENT FOR THE WATSONTOWN MEMORIAL COMMUNITY CENTER, WHITE DEER, PA (aka LIONS CLUB YOUTH CENTER)

I/we \_\_\_\_\_  
(PRINTED NAME OF ORGANIZATION, AND/OR NAME OF RENTER-RESPONSIBLE PERSON)

Legal Address: \_\_\_\_\_  
\_\_\_\_\_

Drivers License Number: \_\_\_\_\_

Daytime Telephone Number: \_\_\_\_\_

Nighttime Telephone Number: \_\_\_\_\_

Desire(s) to rent the Youth Center on the following date(s):

From \_\_\_\_\_ To \_\_\_\_\_

TIME (for opening the facility): \_\_\_\_\_

#### CHARGES:

Facility \$ \_\_\_\_\_ (\$175/day)

Heat \$ \_\_\_\_\_ (\$40/day in season)

Security Deposit \$ \_\_\_\_\_ (\$100 in a separate check)

*(Checks may be made payable to the Watsontown Memorial Community Center, Inc.)*

\_\_\_\_\_  
(Signature of responsible person) Date \_\_\_\_\_

\_\_\_\_\_  
(initial) I have read and understand the attached rules and regulations.

\*\*Please keep attached contract information for your records. Return THE FIRST THREE PAGES and your DEPOSIT to reserve and hold your date.

**RENTAL AGREEMENT FOR THE  
WATSONTOWN MEMORIAL COMMUNITY CENTER (YOUTH CENTER), WHITE DEER, PA**

I/We understand that the Watsontown Memorial Community Center, also known as the Lions Club Youth Center, has been made possible by the work of the Lions Club and the contributions made through the Lions Club work projects. I/we will respect the property and leave it in better condition than received. By doing so, I/we hope that this will ensure that for years to come the people in our area will continue to enjoy having a Center like this available. To keep it available, I/we will abide by the general rules stated hereinafter, which include treating everything as if it were my/our own and wanting it to last for a long time. I/we understand that this applies to the building, plants, trees, and basically everything at the Center.

I/we agree to the following general rules and indicate my agreement by initialing each:

1. All renters are responsible for obtaining their own “one-time event” \$500,000 liability insurance. Proof of the said insurance must be presented to the Youth Center Chairman (or his/her representative) prior to use of the Center.
2. All individuals entering the Center will be made aware of these rules and that by their presence upon the property they are signifying their agreement to abide by all of these rules.
3. The Youth Center property must be respected and not be damaged in any way at any time.
4. I/we will reimburse the Watsontown Memorial Community Center, Inc. for the cost of replacing or repairing any items damaged during the rental period regardless of whether the damage is done by me/us or by other individuals on the property when it is being used pursuant to this Agreement. I/we accept responsibility to control persons entering the Center during the rental period.
5. Noise can be a form of pollution. I/we WILL RESTRICT THE NOISE AS FOLLOWS:
  - a. The volume of any item producing noise will be controlled to the point that it does not disturb the neighbors, and any request made by the neighbors to limit or restrict noise-making will be immediately observed.
  - b. No noise makers such as firecrackers or fireworks will be used after sunset. No guns will be used after sunset. (Guns may not be brought onto the premises with the exception that non-profit organizations may apply for prior approval to have guns on the premises for activities such as turkey shoots.)
  - c. The use of a public address system will be closely controlled so there is absolutely no profane, vile, or socially unacceptable language put out over the public address system. There will be no music after 10 p.m. that can be heard by the neighbors. Prior to 10 p.m., music may be utilized at a level that may possibly be heard by the neighbors but is not objectionable to them.
6. No campfires other than in approved areas. All campfires must be completely extinguished before leaving the premises. There will be no open fires inside the building. The indoor fireplace is decorative and does not function.
7. No alcoholic beverages shall be consumed by any person under 21 years of age. No visibly intoxicated person shall be allowed to further consume alcoholic beverages. The Watsontown Memorial Community Center, Inc. is hereby released and exonerated from any injuries suffered by persons or damage occurring to property attributed to the consumption of alcoholic beverages

at the Center. I/we agree to indemnify, reimburse, and hold harmless the Watsontown Memorial Community Center, Inc. from any personal injury or damage claims asserted by third parties, including costs incurred defending such claims, arising out of the consumption of alcoholic beverages at the Center.

- \_\_\_\_\_ 8. All garbage and other items brought onto the premises must be removed and the premises cleaned and swept prior to the final closing of the Center. Nothing shall be left until the “next day” to be taken care of.
- \_\_\_\_\_ 9. No smoking or vaping or tobacco use inside the building.
- \_\_\_\_\_ 10. Do not hold painting or glitter activities inside the building. If you wish to have painting activities, you may do so outdoors and on a table that is provided by you.
- \_\_\_\_\_ 11. All turkey fryers, grills, and cooking devices other than those that are UL-approved shall remain outdoors.
- \_\_\_\_\_ 12. Do not park in the back portion of the large field. In damp conditions, vehicles get stuck and cause damage. You will have to pay to re-sod any damaged areas.
- \_\_\_\_\_ 13. I agree to follow the closing checklist (attached).

## **SCHEDULE OF COSTS AND FEES**

This is a schedule of damage costs and fees associated with renting the Watsontown Memorial Community Center Youth Center in White Deer, Pa. By signing the rental agreement, you are agreeing to pay the following fees, which will be deducted from your security deposit, for damages caused by you and/or your guests. Fees listed are for each item damaged. If damages are in excess of the deposit, additional fees will be due.

Window: \$100 each

Lights: Bulb: \$15 each

Unit \$50 each

Toilet: \$200

Kitchen cupboard: \$50

Countertop: \$100

Smoke Alarm: \$15

CO Detector: \$15

Fire extinguisher: \$50

Stove: \$250

Refrigerator: \$100

Table: \$175

Chair: \$40

Picnic table: \$150

## **OTHER FEES**

Cleaning fee for refrigerator and/or stove: \$25

Service fee to put tables and chairs back to their respective locations: \$25

## **Closing Checklist**

### **Floors:**

Please dry mop then wet mop the floors. When mopping the floors, PLEASE be sure to wring out the mop so it is not sopping wet. Otherwise, water will pool on the floor and will be very slippery. When you have finished mopping, be sure to turn on the dehumidifier. Carpets should be vacuumed.

### **Bathrooms:**

Please be sure the toilets are clean and the floors are free of trash.

### **Trash cans:**

All trash cans should be emptied, and trash should be taken with you when you leave. Trash cans should be lined with new trash bags.

### **Pavilions:**

The pavilions should be broom clean.

### **Breaker box:**

Only turn off the breakers marked. All other breakers should remain on.

### **Refrigerators:**

All items should be removed from refrigerators. Refrigerators should be wiped clean. They should remain plugged in with the doors closed tightly.

### **Stoves:**

All items should be removed from ovens and cleaned. If items are spilled during cooking, it is your responsibility to clean it up.

### **Exterior doors:**

Please be sure all doors are shut tight and locked when you leave.

### **Gate:**

The gate should be latched on the last chain link and locked before you leave.

There are NO exceptions to these rules. Please be advised that if you do not follow these procedures, it will result in the loss of your security deposit.