

LOGAN COMMUNITY CENTER LEASE AGREEMENT

THIS LEASE AGREEMENT, made and entered into this _____ day of _____ by and between the City of Logan, Iowa, a municipality, hereinafter referred to as "Landlord", whose address for the purpose of this Lease is 108 West 4th Street, Logan, Iowa 51546 and _____ Hereinafter referred to as "Tenant", whose address for the purpose of this lease is:

1. PREMISES AND TERM. The Landlord, in consideration of the rents herein reserved and of the agreements and conditions herein contained, on the part of the Tenant to be kept and performed, leases unto the Tenant and Tenant hereby rents and leases from Landlord, according to the terms and provisions herein, the Logan Community Building or a part thereof, located in the City of Logan, Iowa, for a term of _____, commencing at _____ o'clock _____.M. of the _____ day of _____, 20__ and ending at _____ o'clock _____.M. Indicate the section rented: Large hall: _____ Meeting Room _____, Kitchen: _____, Bar _____.
2. RENTAL: Tenant agrees to pay to Landlord as rental for said term the sum of \$_____.
3. Tenant shall deposit \$_____ with Landlord as security for surrender of premises in as good condition as at the beginning of the lease term. All property, including chairs, tables, etc. to be returned to their original location and the premises to be cleaned. Any additional cleaning required will be deducted from the deposit.
4. This lease is null and void if rent and deposit are not paid prior to 30 days before lease date. Refund of rent due to cancellation will be at the discretion of the City Council. The deposit shall be returned after an inspection is completed to insure no damage is caused.
5. USE OF PREMISES. Tenant covenants and agrees during the term of this lease to use and to occupy the leased premises only for _____.
6. TENANT'S DUTY OF CARE AND MAINTENANCE. Tenant shall, after taking possession of said premises and until the termination of this lease and the actual removal from the premises, at its own expense, care for and maintain said premises in a reasonably safe and serviceable condition. Tenant will not permit or allow said premises to be damaged or depreciated in value by any act or negligence of the tenant, its agents, employees or guests. Tenant agrees to enforce the "No Smoking" law for public buildings. There are ashtrays outside above trash receptacles. Tenant agrees to keep faucet closed so as to prevent waste of water and flooding of premises. Any damage caused shall be paid by

the tenant. If the damage exceeds the deposit the landlord will be reimbursed the excess damage within 30 days.

- 7. UTILITIES. Landlord shall furnish the heat, air conditioning and electricity for the leased premises.
- 8. Tenant shall not sublet the premises.
- 9. ALCOHOLIC BEVERAGES. This is a public premise; the State Liquor Code must be adhered to. No alcoholic beverages are to be consumed outside of the building except in designated area and no minors are allowed to consume liquor on the premises. No liquor shall be sold within the building or on the premises without further authorization from the landlord. If alcohol is present in the building, a police officer is required. The officer needs to be approved by the Chief of Police and the tenant must pay the officer.
- 10. Landlord will carry liability insurance on the premises. However, Tenant may obtain its own or additional liability insurance.
- 11. Tenant will not do or omit the doing of any act, which would vitiate any insurance, or increase the insurance rates in force upon the premises.
- 12. A Tenant leasing the premises for a gun show (the exhibit, sale and trading of guns and their related items) shall obtain a special events insurance to cover both Tenant and Landlord. Proof of such insurance shall be furnished to the Landlord at least 24 hours before or prior to the beginning of the lease agreement. Also, the rental rate charged will be the commercial rate.
- 13. CONSTRUCTION. Words and phrases herein shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender according to the context.

IN WITNESS WHEREOF, the parties hereto have duly executed this Lease, the day and year first above written.

CITY OF LOGAN, IOWA

TENANT SIGNATURE

ADDRESS

Daytime Phone

Evening Phone

DATED: _____

NAME OF POLICE OFFICER
IF ALCOHOL IS PRESENT

Clerk/Administrator
LANDLORD

Telephone # 712-644-2425