

Rental Agreement

Readymade Community Centre

THIS AGREEMENT made this _____ day of _____ A.D., 20_____

BETWEEN:

Readymade Community Association

SW ¼ 2-9-19 west of the 4th
or 90005 Highway 512 north
&

(Facility user)

(Address)

() Phone _____ (mobile home work)

() Phone _____ (mobile home work)

() Phone _____ (mobile home work)

Please (✓) preferred contact number

Please include a preferred contact **and at least one** alternate contact.

BOOKING DATE(S): _____

Please print, sign, and return pages 1 through 4 of this Rental Agreement to:

Readymade Community Association
Box 1523
Coaldale, AB T1M1N3

SCHEDULE "A"

1. The Readymade Community Association agrees to make available the Facilities and to provide the Services as described below on the date at the times, at the price, and in the manner specified:

| DESCRIPTION | CHARGES |
|---------------------------------|----------------|
| Hourly: | |
| Detail: _____ | |
| _____ hours @ \$ _____ / hour | \$ _____ |
| Daily: ½ day full day | |
| Detail: _____ | \$ _____ |
| Packages: | |
| _____ full day package | \$ _____ |
| Extras: | |
| _____ | \$ _____ |
| _____ | \$ _____ |
| _____ | \$ _____ |
| | |
| SUBTOTAL | \$ _____ |
| G.S.T. | \$ _____ |
| TOTAL CHARGES | \$ _____ |
| LESS BOOKING DEPOSIT PAID | - \$ _____ |
| BALANCE OWING | \$ _____ |

The booking period shall:

commence on _____, 20____ at _____ A.M./P.M.

and end on _____, 20____ at _____ A.M./P.M.

SCHEDULE "B"

SPECIAL SECURITY ARRANGEMENTS (If required):

() Please Initial

ACKNOWLEDGMENT AND ACCEPTANCE OF OBLIGATIONS AND AGREEMENTS:

I (We), _____ *[please print name(s)]*,
the user(s) of the Readymade Community Centre on the dates specified above, have
read and agree to all conditions as outlined in the OBLIGATIONS OF THE USER on
pages 5 and 6 of this Rental Agreement, and the ADDITIONAL AGREEMENT on page 7
of this Rental Agreement.

Signed: _____

Date: _____

INDEMNITY

The User assumes the entire responsibility and liability for losses, expenses (including legal expenses on a solicitor and his own client basis), damages, demand and claims based on any injury or alleged injury to persons (including sickness and death) or damage or alleged damage to property (whether such property be the property of the Readymade Community Association or property of third parties) sustained or alleged to have been sustained, in any way connected with the use of or proximity to the Facilities and Services by the User, its employees, agents, servants and invitees. The User agrees to indemnify and hold harmless the Readymade Community Association, its agents, servants and employees from and against the same and from any against any and all damages, demands, claims and expenses (including legal expenses on a solicitor and his own client basis) made by any third party against the Readymade Community Association arising directly or indirectly from any injury or damage or alleged injury or alleged damage of other matter relating to this Agreement. The User further agrees to defend any suit or action brought against the Readymade Community Association, its agents, servants or employees, or any of them arising out of activities to collect or attempt to collect any monies properly due to the Readymade Community Association pursuant to the Agreement.

IN WITNESS WHEREOF the parties have set their hands of their proper officers in their behalf on the day and year first above written.

Readymade Community Association

Per: _____

Witness

Facility User

Per: _____

Per: _____

OBLIGATIONS OF THE FACILITY OWNER

1. Readymade Community Association shall make available the Facilities and provide the Services on the Event Date at the times, at the price and in the manner specified in Schedule "A"

OBLIGATIONS OF THE USER

The user shall:

1. upon signing this Agreement, pay to the Readymade Community Association the Booking Deposit; one-half of the total rental rate.
2. pay any amount outstanding to the Readymade Community Association seven days prior to the booking date, and present a cheque for the damage deposit amount.
3. use the Facilities and the Services only for the purposes of the event.
4. vacate the Facility no later than 1:00pm.
5. obtain, produce and post all necessary licenses, permits (including but not limited to permits issued by the Alberta Liquor and Gaming Commission), insurances, and authorisations necessary to permit the use of the Facilities for the Event and shall carry out all activities reasonably necessary to maintain such licenses, permits, insurances, and authorisations in good standing;
6. provide its own security relating to the use of the Facilities. Special security arrangements are in writing and attached as Schedule "B".
7. if requested by the Readymade Community Association, require its participants, entrants or their invitees to sign releases in a form satisfactory to the Readymade Community Association, in its sole discretion. The requirement for the releases will be requested on Schedule "B"
8. abide by and shall cause its agents, servant, employees and invitees to abide by and comply with all laws, bylaws, rules, and regulations of every municipal, provincial, federal or other competent authority or of the County of Lethbridge which in any matter relate to or effect the Facilities or the use thereof.

9. be responsible for its own set up and take down prior to and after the Event.
10. return the Facilities to the Readymade Community Association upon the completion of the Event in the condition which it was found prior to this Agreement.
11. return keys to the Association upon completion of the booking.
12. all litter is to be picked up and placed in the receptacles provided. **If the booking party, to the satisfaction of the Association, does not clean the Facilities costs to the Association for clean up shall be deducted from the damage deposit. Any clean up costs exceeding the deposit shall be paid by the booking party.**
13. no vehicles (including RV's, campers, etc.) are to be parked on any grassed area anywhere on the Readymade Community Association property at any time or for any reason. **\$100.00 + cost of any damage will be deducted from the damage deposit.**
14. decorations to be fastened to the provided tack strip, wires, and sound diffusers. Any deviations from the above must be pre-approved by the Readymade Community association.
15. hay/straw bales may not be used in the building or on the grassed area immediately surrounding the building. Any bales used on the sports field or picnic area must be remove within 24 hours.

Cancellation Policy

Booking deposit will be forfeited unless the cancellation is confirmed at least:

Hourly and Daily bookings: 30 days prior to booked date

Package bookings:

| | |
|-------------|-------------------------------|
| 2 full day: | 90 days prior to booked date |
| 3 full day: | 120 days prior to booked date |
| 4 full day: | 120 days prior to booked date |

ADDITIONAL AGREEMENTS

1. Use of the Facilities shall be confined the area(s) stated on Schedule "A". All changes must be made prior to the booking date.
2. The facility will be inspected after the event, in the presence of the Renter, for any damages. A thorough inspection of the facility, rental items, etc. will occur within 7 days of the completion of the event. Once the Readymade Community Association is satisfied that there are no damages, the damage deposit cheque will be rendered void. In the event that there are damages, see next:
3. The Damage Deposit may be applied to any charges, expenses, damages, indemnities or taxes properly due and payable to the Readymade Community Association.
4. The Readymade Community Association shall not be liable for any theft, loss or damage of, to or from the persons or property of the User, its agents, employees, servants or invitees, howsoever caused.
5. If any term of this Agreement is breached, the Readymade Community Association shall have the right to terminate this Agreement forthwith without any notice whatsoever and require the User to vacate the Facilities forthwith and any charges for the use of the Facilities and for the provision of the Services shall be in no way reduced or abated and the User shall remain liable for the full amount thereof.
6. Notwithstanding any provision contained herein to the contrary, the Readymade Community Association has the right to terminate this Agreement at any time whatsoever if, in the opinion of the Readymade Community Association, the performance or continued performance of this Agreement would or could result in damage to the real or personal property of the Readymade Community Association or if to allow such performance or continued performance of this Agreement would otherwise be dangerous or unsafe.
7. Should the Readymade Community Association be rendered incapable of performing its obligations hereunder by reason on any statute, law, order or regulation or for any other reason beyond its reasonable control, the Readymade Community Association shall be relieved from the fulfilment of such obligations and the User shall not be entitled to any compensation whatsoever.
8. The User has inspected the Facilities and has satisfied itself that the Facilities are suitable for the Event and that there have been no promises, representations, warranties or undertakings given by the Readymade Community Association with respect to the Facilities or Services except as are expressly set forth herein.
9. All no shows (users who do not show up to use the facility they have booked) will be charged the regular rental rate. Suspensions of further bookings may occur.

Readymade Community Association Address:

Readymade Community Association
Box 1523
Coaldale, Alberta
T1M 1N3

Land Location and Municipal Address:

Readymade Community Centre:
SW ¼ 2-9-19 west of 4th (Land Location)
Municipal Address 90005 Highway 512 North

Contact Information:

Booking Coordinator
Anna Klassen
(403) 894-9456
readymadebooking@outlook.com

Readymade Community Association
Lorraine Lavoie
readymadecommunityassociation@gmail.com

e-transfer payment can be made through:
readymadeca@gmail.com

Please include your name and booking date in the message.