

STATE OF ALABAMA

COUNTY OF ELMORE

**LEASE
MLK RECREATION CENTER**

This lease agreement is made on this the ____ day of _____, 20__, by the City of Wetumpka, Alabama and _____, hereinafter collectively

referred to as the Tenant.

1. The property that is the subject of this lease is the Martin Luther King, Jr. Recreation Center.
2. The tenant that is the subject shall pay the landlord \$_____ to be paid in advance for the rental and use of the leased premises from 8:00 A. M. TO 5:00 P.M. The ____ day of _____, 20__. The premises are to be used only during the above date. If the tenant uses the premises at times other than those mentioned above, whether the use is for decorating, set- up, or clean-up, there shall be an extra charge of \$300.00, per day.
3. Prior to occupation of the premises, the tenant shall pay the landlord the cash sum of \$300.00 as security deposit for the tenant's performance of this lease and for any damages caused to premises by the tenant, his family, visitors, invitees, and/or guests. In the event that the tenant leaves the premises in as good a condition as it was when leased to them, then the security deposit shall be returned to the tenant within 3 days. In order to receive the security deposit back, the following but not limited to specific things, which are by the way of example and not intended to limit the responsibilities of the tenant:
 - A. Clean all floors, bathroom, and kitchen. Return all tables and chairs to the proper place. Turn off all lights, heating and/or air conditioning.

Replace and/or repair any damaged property. Return all keys to City Hall by the next business day.

- B. Be in full compliance with the provision of this lease.
- C. The function must have remained peaceful and without the necessity of the intervention of law enforcement officers.
- D. An investigation must reveal that there has been no charge for attendance at the event.

- 4. The tenant agrees that the landlord is not responsible, nor will the landlord be liable for damages the person or property of the tenant, his family, visitor, invitees, or guests for any reason whatsoever. Further, the tenant shall indemnify and hold the landlord harmless from all damage to the person or property occurring on the premises during the lease period.
- 5. The tenant agrees not to use the premises for private fund raising and thus, no fees will be charged for attending function unless pre-approved by the Mayor of Wetumpka, Alabama. A Thirty (30) day notification must be made.
- 6. The premises shall not be used to serve alcoholic beverages. The tenant agrees to keep the premises in good order and left in clean and proper condition.
- 7. The Tenant represents to the City of Wetumpka that _____ is authorized to receive any security deposit back to tenant.

Sworn and Subscribed before me this the ___ day of _____, 20__

Signature _____

Witness _____