

8. **Indemnifications:** Renter shall and hereby agrees to defend, indemnify and hold the Town harmless from and against any and all losses, costs, damages, expenses, including attorney fees, and liability arising by reason of injury to or death of any persons, or damages to or destruction of any property, caused by Renter's act, omission, or neglect or any act, omission, or neglect of Renter's invitees or other persons in, upon, or about the premises at Renter's invitation or consent.

9. **Assignment:** This Rental Agreement is not assignable to any other person or entity.

10. **Restrictions:** The following restrictions shall apply to Renter's use of the premises and Renter agrees that:
 - a. Occupancy of the premises by Renter and Renter's invites shall not exceed seventy-five (75) persons and is for the downstairs of the building only.
 - b. If alcoholic beverages are served, Renter, Renter's agents or invites shall not provide such beverages to persons under the age of twenty-one (21) or to persons who are already intoxicated or are apparently intoxicated. Renter shall require identification of all persons of questionable age prior to providing them with alcoholic beverages outside.
 - c. Renter shall not charge admission to any persons on the premises. However, this restriction shall not apply to non-profit organizations.
 - d. Renter, Renter's agents or invitees shall not provide sexually explicit entertainment.

11. **Cancellation:** This Rental Agreement may be cancelled by the Renter by at least five (5) day's advance written notice to the Select Board, c/o the Town Clerk.

Dated at Ira, Vermont this _____ day of _____, 20____.

 Renter

 Renter

Subject to the following additional requirements: _____

Dated at Ira, Vermont this _____ day of _____, 20____.

 Select Board or Authorized Person