IRA TOWN HALL RENTAL APPLICATION AND AGREEMENT

The Town of Ira, (hereinafter the "Town") and _____

of			
Herei	(Address) nafter the "Renter") agree as follows:	(Telephone Number)	
1.	Premises : The Town rents to Renter the Downstairs of the Town Hall located in the Town of Ira, Vermont.		
2.	Purpose: Renter shall use the above-described premises for the sole purpose of:		
3.	Will there be alcoholic beverages?	·	
	Yes or No (circle one)	Furnished or BYOB (circle one)	
	If furnished, you must provide the name and details of the licensed caterer or server, and their insurance, before using the Town Hall.		
	If BYOB, you must provide proof of insurance before using the Town Hall.		
4.	Date & Term: The date of this use will be	and the term is	
	fromo'clock (am/pm)	untilo'clock (am/pm).	
5.	Rent : The total rent under this Rental Agreement is as follows: A deposit of \$75.00 is due prior to obtaining the key. The cost of the hall is \$150.00 for Ira Residents and \$275.00 for non-residents. Two (2) separate checks shall be written one for the deposit and the second for the rental fee. Checks will be made payable to the Town of Ira.		
6.	Security Deposit : Following the rental, the Town will inspect the premises. If Renter and guests have not caused any damage to the premises, the Town will return the rental deposit to the Renter.		
	If Renter and his/her/their invitees have caused damaged to the premises, the Town may retain all or a portion of the rental deposit. If the Town retains any of the rental deposit, it shall give written notice to Renter, specifying the amount retained and the reason, therefore. The Town's remedies for damage shall not be limited to retention of the security deposit and it may pursue any other remedies authorized by law to recover its loss.		
7.	orderly, and clean condition. If there is dat Board, c/o of the Town Clerk and discuss of remove all garbage from the hall. Renter in the premises, Renter shall be responsible to colder weather, turn furnace down to 52°.	ental term, Renter shall return the premises in a neat, mage done, Renter must report it to the Town Select orrective action before any work is done. Renter shall nust sweep the hall and kitchen area. Upon leaving for turning off the lights and locking all doors. If in No smoking is permitted in the Town Hall at any time lcoholic beverages are to be served, Renter must	

provide a certificate of insurance of insurance for general liability to the Town, or, provide for a

fully-licensed, insured server to handle the serving of alcoholic beverages.

- 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