



## Strathcona Place 55+ Senior Centre

10831 University Avenue | Edmonton, AB | T6E 4R1

This agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

**STRATHCONA PLACE 55+ SENIOR CENTRE** (hereinafter referred to as the “Operator”) operating under a license agreement with Strathcona Place Society (hereinafter referred to as the “Owner”)

AND

\_\_\_\_\_ (hereinafter referred to as the “Renter”)

1. **TERMS OF RENTAL:** The Renter desires to rent, from the Operator, the Senior Centre (the “Facility”) from \_\_\_\_\_, 20\_\_\_\_\_ to \_\_\_\_\_, 20\_\_\_\_\_ (the Rental Period) and the Operator is in agreement with the Renter using the Facility for the purpose of \_\_\_\_\_ (the “Function”).
2. **RIGHTS AND RESPONSIBILITIES OF THE RENTER:** The Renter agrees to use the Facility only for the Function as indicated above during the agreed upon Rental Period.
3. The Renter will, at all times, indemnify and save harmless, the Operator, and its directors, officers and agents, and the Owner and its directors, officers and agents, from and against all actions, claims, demands, suits, proceedings, damages, costs (including without restricting the generality of the foregoing, legal costs on a solicitor/client basis), and any further associated expenses that have been brought, made or incurred by or against the Operator, and its directors, officers and agents, and the Owner, and its directors, officers and agents, by reason of, or arising out of, or in any way related to the Facility by the Renter, its agents, employees, invitees or contractors except where the action, claim, demand, cost or expense was caused by intentional acts of gross negligence of the Operator and/or the Owner.
4. This Agreement may not be assigned, in whole or in part, by the Renter without the express written authorization of the Operator.
5. The Renter will not permit any damage to occur to the Facility and will leave the premises in the same condition or substantially the same condition as when the Renter entered the Facility for the Function.

6. **The Renter acknowledges that LIQUOR MAY NOT BE SERVED. This is punishable by law.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

7. **The Renter acknowledges that SMOKING IS NOT PERMITTED. This is punishable by law.**

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

8. The Renter further acknowledges that failure to enforce either items 6 or 7 may result in forfeiture of the damage deposit.

9. The Renter acknowledges that this agreement is for the use of the rented space and paid amenities and does not include the usage of other spaces and unpaid amenities in the Centre.

10. **RIGHTS AND RESPONSIBILITES OF THE OPERATOR:** During the Function, the Operator will permit the Renter to use the Facility for the permitted activities and for no other purpose whatsoever, subject to the terms and conditions set forth herein.

11. The Operator will retain control of the Facility, and the Operator will not unreasonably interfere with the Renter's use and enjoyment of the Facility. The Facility will be available to the Renter's agents, servants, employees and invitees, in accordance with the policies of the Operator relating to such use.

12. In the event the Renter undertakes or permits any activity within the Facility or the Facility Grounds, which activities may be a nuisance or cause property damage or may cause personal injury or in the event the Renter is in default of any of the terms and conditions herein, the Operator may terminate this Agreement forthwith immediately.

13. **The Renter acknowledges that this agreement is for the Facility ONLY** and does not permit the use of the Joe Morris Park or surrounding area.

14. The Operator, its directors, officers and agents, and the Owner, its directors, officers and agents, will NOT be liable for any theft, loss or damage of personal property of the Renter, its agents, employees, servants or invitees, however so caused.

15. **PAYMENT OF RENT:** The balance of the Rental Amount is due on the date of the Function and should be provided to the Representative of the Operator upon request. **PLEASE NOTE: THE RENTAL MUST BE A MINIMUM OF 2 HOURS.** The damage deposit (\$500.00) is due upon the acceptance of the Agreement. The balance of the Rental Amount including damage deposit and Keyholder fee is fully refundable if the Rental is cancelled within 48 hours of the time of Rental and 50% refundable if the Rental is cancelled between 48 hours and the time of the Rental.

16. **DAMAGE DEPOSIT:** A five hundred dollar (\$500.00) damage deposit is to be given upon acceptance of this Agreement. The damage deposit is to cover the cost of any damaged or missing items, damage to the Facility itself or if the Facility is not left in acceptable condition. The damage deposit will be returned to the Renter at the end of the Function once the Representative of the Operator is satisfied that all the conditions of the Facility have been met.

17. **RENT:** As agreed upon between the Operator and the Renter is as follows:

<b>TYPE OF FUNCTION</b>		
<b>START OF FUNCTION TIME</b>		
<b>END OF FUNCTION TIME</b>		
<b>TOTAL HOURS</b>		
	<b>AMOUNT</b>	<b>PAID? (TO BE FILLED OUT BY THE OFFICE)</b>
<b>SPACE RENTED</b> <b>(check all applicable)</b> <input type="checkbox"/> Auditorium <b>\$30/hr</b> <input type="checkbox"/> Dining Room <b>\$30/hr</b> <input type="checkbox"/> Art Studio <b>\$25/hr</b> <input type="checkbox"/> Recreation Room <b>\$25/hr</b> <input type="checkbox"/> Main/Small Lounge <b>\$30/hr</b>		
<b>AMENITIES RENTED</b> <b>(check all applicable)</b> <input type="checkbox"/> Sound System <b>\$20</b> <input type="checkbox"/> BBQ grill <b>\$20</b> <input type="checkbox"/> Kitchen <b>\$20</b> <input type="checkbox"/> Stage <b>\$20</b> <input type="checkbox"/> Piano <b>\$10</b> <input type="checkbox"/> Portable TV system <b>\$10</b> <input type="checkbox"/> Storage Space <b>\$20/month</b>		
<b>RENTAL AMOUNT</b>		
<b>KEYHOLDER FEE</b>	<b>\$50</b>	
<b>DAMAGE DEPOSIT</b>	<b>\$500</b>	
<b>TOTAL AMOUNT</b>		

18. **GENERAL PROVISIONS:** The terms and conditions set forth herein constitute all of the terms and conditions of this Agreement, and there are no terms, conditions, covenants, agreements, representations or warranties, either express or implied, arising between the parties hereto except as expressly set forth herein.
19. This Agreement will ensure to the benefit of and be binding upon the parties hereto, their respective heirs, and successors and permitted assigns.

IN WITNESS WHEREOF: The Parties hereto have executed this Agreement as of this day and year first above written:

**STRATHCONA PLACE 55+ SENIOR CENTRE by its Authorized Representative:**

**Per:**

\_\_\_\_\_

**Renter (Print Name):** \_\_\_\_\_

**Renter (Signature):** \_\_\_\_\_

\_\_\_\_\_

## Strathcona Place 55+ Senior Centre – Rules and Regulations

- All rentals are a minimum of 2 hours. Rentals are only available on weeknights after 5pm and weekends starting 9am. All functions must be completed by no later than 10pm on weeknights (defined as Monday to Thursday) and midnight on weekends (defined as Friday to Sunday).
- Please ensure sufficient time is booked for the setup/cleanup of the event.
- To cancel event, written cancellation 48 hours prior to the event date and time is required so that the center may attempt to find a replacement renter and fully refund your rental fee.
- During all events, the Keyholder will be present during the event to open and return later to close/check the doors of the rental and for security purposes. They may be present at the time of rental to their discretion.
- No alcohol, smoking or vaping is permitted on the premises at any time
- No illegal drugs or marijuana permitted on the premises at any time
- No pets are permitted on the premises at any time
- The staff areas, offices, front desk, storage and mechanical rooms are OFF LIMITS to all renters.
- All pathways to entrance and fire exit doors must be kept clear of all obstructions always.
- No gas motors/machines permitted inside the venue without prior permission.
- All setup and cleanup is the responsibility of the renter. This includes stacking the chairs and tables, the floors being swept and no excess dirt/garbage left behind, etc.
- The kitchen in the hall is NOT available for commercial use. Therefore, no raw foods may be brought in with the intent to cook or prepare it. The stove may not be used to keep food warm or hot and the refrigerator and freezer may not be used to keep food cold except the clear door cooler in the serving area near the coffee machine. The flatware, kitchenware, dishware are not for renter usage.
- The use of the coffeemaker or percolator is not permitted, neither is coffee, tea, sugar and cream.
- The center does recycle items where possible. Please ensure you have rinsed soiled paper, foil, plastic, glass and Styrofoam before placing in the clear bag. All other items must be placed in a black garbage bag and taken to the garbage container situated outside in the alley West of the building.
- The contact person for all bookings is:

**Jackie Kovatch 780-433-5807**

**[programs@strathconaplace.com](mailto:programs@strathconaplace.com)**

### I HAVE READ AND I ACKNOWLEDGE THE RULES AND REGULATIONS

**Renter:**

(Print Name) \_\_\_\_\_

**Renter:**

(Signature) \_\_\_\_\_