**Town of Blackville Community Center Lease Agreement Application**

Name of Lessee \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Telephone Number \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Home) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(Work)

Date of Event \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Type of Event \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ No. of Expected Guests\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Time: Opening of Building \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Closing of Building \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Are rehearsals expected? Yes/No If so, please provide dates and time: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Caterer \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Telephone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**\*IMPORTANT: THE DEPOSIT OR RENTAL FEE WILL NOT BE REFUNDED IF CANCELLATION IS LESS THAN 30 DAYS PRIOR TO THE EVENT.**

**FEE ESTIMATE:** Basic Business (from time door is opened) $ 250.00

 Damage Deposit (**Refundable**) $ 100.00

 Inspection Fee (**Non-refundable)** 10.00

Sound System 75.00

 Round Tables $6.00 each-

 Other \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **TOTAL DUE** \_\_\_\_\_\_

 Less Deposit \_\_\_\_\_\_

BALANCE DUE (No Later Than \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_) \_\_\_\_\_\_

The lessee agrees to indemnify the Town of Blackville and hold it harmless from all damages, injuries, liabilities, losses and expenses incurred by any person or party in any way form the lessee’s use or lease of the Town of Blackville and equipment. The lessee also releases the Town of Blackville from all damages, injuries, liabilities, losses and expenses incurred by the lessee in any way from its use or lease of the Blackville Community Center and equipment. We agree to all the conditions and terms listed in the attached operating and rental policies.

Signature of Lessee \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Accepted, Town of Blackville Agent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_\_\_\_\_\_

Refund returned on (date) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, or refund not returned for the

following reason. (Include any additional charges, damages, etc.) \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Agent \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**RMS - (Risk Management Services)**

**A service of the Municipal Association of South Carolina**

**Presents the Tenant User Liability Insurance Program**

**How to Guide**

**Your local government, the Town of Blackville, has enrolled in a program that allows you, the “user” of a municipal facility to secure cost-effective liability insurance, which provides protection for you as well as the government entity. The Tenant user liability Insurance Program is a General Liability Policy written in the name of the tenants and/or users of the local government facility or venue. Third-Party Property Damage Coverage is also provided.**

**The Town of Blackville is a registered user of the TULIP program through the National League of Cities and HUB International New England via Entertainment Brokers International. Its assigned unique Venue ID-Code: 0501-CVG**

**How it Works:**

1. **Log on to** [**https://tulip.onebeaconentertainment.com/e/tulip/apply.aspx**](https://tulip.onebeaconentertainment.com/e/tulip/apply.aspx)
2. **Enter the Venue ID-Code listed above or use the venue drop-down list.**
3. **Select “eligible activity” from the drop-down list, e.g. wedding, festival, etc.**
4. **Answer the 4 questions.**
5. **Select the date range for the event on the calendar by selecting the day of event. (If multiple dates, select all of the appropriate days.)**
6. **Name the event then select yes/no for Liquor Liability. Add the average daily attendance then answer the next four questions, if applicable.**
7. **Select “GET QUOTE”**

**If you want to purchase the coverage, complete the requested *Premium Quote and Contact Information*. Coverage is automatically bound.**

**When you purchase the coverage, a Certificate of Insurance is issued and sent to you via email. The Certificate is issued in your name or the organization’s name. The Certificate is sent via email to your local government as well.**

**If you have questions about the eligibility or classification of your event, contact Susan Kludjian or Christine Mitchell at HUB International N.E. 800.370.2106. If you experience technical difficulties, contact Entertainment Brokers International at 1.800.507.8414 (8:30 a.ma – 5 p.m. PST)**

**Blackville Community Center**

**Listing of Keys Issued to Lessee**

Date Issued \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Listing of Keys \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Received By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Issued By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Lessee/Designee Town of Blackville Authorized Agent**

Date Returned \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Returned By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Received By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 **Lessee/Designee Town of Blackville Authorized Agent**

**OPERATING AND RENTAL POLICIES**

**TOWN OF BLACKVILLE**

**BLACKVILLE COMMUNITY CENTER**

We welcome your inquiry into the use of the Blackville Community Center and we hope that

your activity is smooth and successful. We hope the following conditions and operating rules will guide you through a successful experience.

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The Blackville Community Center is located at 19464 Solomon Blatt Avenue on the corner of Reynolds and Solomon Blatt Avenue. The main entrance is located on Solomon Blatt Avenue. The working entrance is located on the rear right side of the building. There is a catering entrance, a stage door entrance, and a dressing room entrance in the rare of the building.

1. **Reservations:** Reservations for use of the Blackville Community Center is made on a first-come, first serve-basis. Reservations may be made up to twelve months in advance. Requests for reservations of the Blackville Community Center must be made through the Blackville Town Hall, located at 5983 L’Artigue Street, Blackville, South Carolina 29817. Reservation information is available at (803)284-2444. **Reservations are not valid until a completed reservation form is submitted and a deposit of $100 and a $10.00 inspection fee is received by the Town of Blackville.** **Reservations must be confirmed within 10 days of the reservation, otherwise canceled.** The $100.00 deposit is refundable with cancellation of reservation at least 30 days prior to the date of the activity. **The deposit is pro rated after 30 days, refunding $50 with cancellation. However, after the 15th day, the total deposit is non-refundable**
2. **Damage Deposit:** The initial deposit should be considered as a damage deposit. This deposit is refundable within two weeks after the activity, only if the facility is left in acceptable condition and all equipment used is left undamaged, or if the reservation is canceled 30 days prior to the activity. The lessee is responsible for any damage(s) to the facility or equipment while leased and may be charged in addition to the damage deposit for repair, replacement, and/or cleaning. Cleaning of the facility after an event is the responsibility of the lessee. **Chairs should be placed on racks and rolled under the bleachers, all tables will be taken down by the town employees and put away.**

3. **Hours Available:** Normal use of the Blackville Community Center is from 8:00 a.m. until

until 11:00 p.m. daily. (See Item #11)

1. **Alcohol/ Smoking :** Smoking and Alcoholic Beverages **are not** permitted on the grounds or inside of the Blackville Community Center
2. **Capacity:** The Blackville Community Center has an unseated capacity of 875, plus 125 in the bleachers totaling a capacity of 1,000. Seating capacity for the floor depends upon the arrangement for your activity with seats, and/or tables.

**OPERATING AND RENTAL POLICIES**

**BLACKVILLE COMMUNITY CENTER**

**PAGE TWO**

1. **Security:** At the Mayor’s option, and at the lessee’s expense, the lessee may be required to

 provide one or more Blackville Police Officers as may be determined by the occasion or the

 attendants. The Mayor shall make this determination after reviewing the application for

 reservation.

1. **Parking:** Parking is available on Solomon Blatt Avenue, Reynolds Street, L’Artigue Street,

Pascallas Street, and Main Street.

1. **Catering Provisions:**  Rental of the Blackville Community Center may include rental of the

catering kitchen. The Blackville Community Center dos not provide plates, utensils, tablecloths, or preparation materials, and the lessee is responsible for preparation and cleanup of the kitchen.

1. **Conference Center Services:** The Blackville Community Center can provide tables and chairs for conferences.

**Quantity** **Description**

186 Chairs

 15 8 Foot Rectangular Tables

 0 6 Foot Rectangular Tables

 11 60” Round Tables Seats 8 (Rental $6.00 ea.)

10. **Open Access:** The Blackville Community Center reserves the right to open access at all

 times to all space occupied by the lessee, during events.

11. **Rental Fees:** The basic rental time for the use of the Blackville Community Center includes

 the time used for preparation of and clean-up after the event (from the time the

 building is opened until the time it is closed). The basic rate is $250.00 plus the $100.00

 damage deposit and $10.00 inspection fee (non-refundable). Round Tables seats 8 ($6.00

 each). If your event will require the use of the center after 11:00 p.m., **you must** make a written

 request to the Mayor for approval in advance. Without prior approval by the Mayor or the

 Mayor’s representative, under no circumstances will events be allowed to proceed beyond

 11:00 p.m. The building must be secure by midnight unless prior arrangements have been made

 at Blackville Town Hall. The Town of Blackville reserves the option to charge for additional

 hours of use beyond the reserved times, and for the convenience of the lessee. The Town of

 Blackville will bill the lessee for any additional hours.

12. **Rehearsals/Advance Preparation:** Rehearsals and advance preparations requiring use of the

 facility prior to event date, will require booking the facility for an entire day. No hourly rates

 are available. Additional days should be booked at the time of event booking at a rate of

 $125.00 each additional day, insurance is also required for each day.

**OPERATION AND RENTAL POLICIES**

**BLACKVILLE COMMUNITY CENTER**

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13. **Liability:** The lessee is responsible for any damage or breakage of any portion of the

 Blackville Community Center and agrees to replace in full any damage done to the facility

 while under lease. The lessee also agrees to hold the Blackville Community Center and the

 Town of Blackville harmless in any way for accident(s) or injury(ies) which may occur to a

 person or persons on the premises during the lease period. The lessee is also required to

 purchase **“Tenant User Liability Insurance.”** (Additional information can be obtained by

 calling or stopping by Town Hall). The insurance Certification Binder must be received in

 the office five days prior to your scheduled event, and the Town of Blackville should be listed

 on the certificate as additional insured.

14. **Sublease Prohibited:** The lessee shall at no time assign or permit any other person to lease

the space covered by this agreement without the written consent of an authorized agent of

 the Town of Blackville.

15. **Lessee’s Responsibilities:** The lessee or his/her designee will be held responsible for

 preparation and clean-up. The contact person must be present during preparation for the

 event and clean-up. An authorized agent of the Town of Blackville will address any

 problems or concerns to the contact person. Facility clean-up and removal of property of the

 lessee is the responsibility of the lessee. The Town of Blackville is not responsible for

 any property of the lessee left in the building after an event. The lessee is responsible to

 assist any disabled person(s) in attendance at an event with participation and access. The

 handicapped ramp cannot be blocked or obstructed.

16. **Special Events:** As determined by the Town of Blackville, requests to hold certain special

 events in the Center may require approval from the Fire Chief of the Town of Blackville.

17. **ADA Compliance:** The lessee warrants that it is in compliance with the Americans

 with Disabilities Act (P. L. 101-336), and that it will, in carrying out the requirements

 of this lease, comply in all respects with provisions of the Act and its implementing

 regulations.

18. **Sign and Decoration Placement:** No types of chemicals, paint, toxic materials, tape, glue,

 tacky substance, nails, tacks or other materials are to be used on the walls or support post in

 the Blackville Community Center

19. **Sound Equipment:** State of the art sound equipment is available upon request. A request

 for use of the sound equipment must be made when lessee request the use of the facility.

 The Town will then contact a qualified operator to operate the equipment during your event.

 A $75.00 charge is required in addition to the deposit and rental charge. Fill out the attached

 sound system form to give complete information to be given to the operator.

20**. Thermostats:** The lessee is asked **not to change** the thermostats, the maintenance

 department of the town will set the controls the day of your event.

 Revised 1/23/2018