



SALT POND COMMUNITY CLUBHOUSE  
LEASE AGREEMENT

THIS IS A LEASE AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_, by Salt Pond Homeowners Association (hereinafter lessor)

- and -

\_\_\_\_\_  
(hereinafter lessee)

IN CONSIDERATION of the mutual covenants hereinafter expressed, the Lessor and Lessee agree as follows:

1. LEASED PREMISES: Lessee leases the following areas of the Salt Pond Community facilities:

\_\_\_\_\_

2. RENTAL FEE: \_\_\_\_\_  
to be paid in full before scheduled event.

3. SECURITY DEPOSIT: \_\_\_\_\_ to be paid at time of execution of Lease Agreement and to be refunded upon inspection of leased premises by Lessor within 72 hours of event less any funds withheld by Lessor for damages or cleaning fee. Security deposit is non-refundable if event is cancelled less than 14 days before scheduled event.

4. RENTAL DATE AND TIME: \_\_\_\_\_  
Starting Time: \_\_\_\_\_ Ending Time: \_\_\_\_\_

5. PURPOSE: This Lease Agreement is limited to the following event: \_\_\_\_\_

6. RULES AND REGULATIONS: Lessee shall abide by and conform to all rules and regulations from time to time adopted or prescribed by Lessor for proper management of the facilities.

7. COMPLIANCE WITH LAW: Lessee shall comply with all laws of the State of Delaware and Sussex County and all rules and requirements of police and fire departments including all necessary permits and licenses. Lessee acknowledges that it is aware of the prohibition against serving alcoholic beverages to persons under the age of 21 years and shall be fully responsible for and shall take all measures necessary to insure that NO ALCOHOLIC BEVERAGES are possessed or consumed by persons under the age of 21 years while on or in the leased premises.

8. DAMAGE TO PREMISES: If the leased premises, or any part of the building on the leased premises, or any equipment located on the leased premises during the term of this Lease

Agreement shall be damaged by the act, default, or negligence of Lessee, or of Lessee's agents, employees, patrons, guests, or any persons admitted to the leased premises by Lessee, Lessee will pay to Lessor upon demand such sum as shall be necessary to restore the premises or equipment contained in or on the premises to their present condition. Lessee assumes full responsibility for the character, acts, and conduct of all persons admitted to the leased premises by the consent of Lessee or by or with the consent of any persons acting for or on behalf of Lessee. Lessee agrees to have on hand at all times, at Lessee's own expense, such security force as is determined necessary by Lessee to maintain order and to protect persons and property.

9. RELEASE AND INDEMNIFICATION: Lessor shall not be responsible for any damage or injury that may happen to Lessee, or to Lessee's agents, employees, guests or property from any cause whatsoever prior, during, or subsequent to the lease period. Lessee hereby expressly releases Lessor from and indemnifies and holds harmless the Lessor against all claims, demands, suits, or judgments, including expenses incurred in connection therewith for injuries to persons or loss or damage to property arising out of or in connection with the use and occupancy of the premises.

10. DEFACEMENT: Lessee shall not injure, mar, or in any manner deface the leased premises or any equipment contained thereon and shall not cause or permit anything to be done whereby the premises or equipment shall be in any manner injured, marred or defaced. Lessee will not drive or permit to be driven nails, hooks, tacks or screws into any part of the building or equipment or make or allow to be made any alteration to the premises or equipment.

11. The Lessor will be reimbursed for any willful or negligent destruction to the facility - its furniture, fixtures or equipment by any member of the party.

12. Please notify the Lessor in advance if you plan outside entertainment, decorations, special equipment, etc.

13. All caterers must have proof of at least \$300,000 in liability insurance.

14. Any modification of this Lease Agreement shall be binding only if received in writing and signed by each party to this Lease.

In Witness Whereof, each party has executed this Lease as indicated below:

SALT POND HOMEOWNERS

Lessee Name: \_\_\_\_\_

By: \_\_\_\_\_  
(Lessor)

Person Responsible: \_\_\_\_\_

BY: \_\_\_\_\_  
(Lessee)

Address: \_\_\_\_\_

Phone: \_\_\_\_\_