Lucas County Agricultural Society

Clubroom Lease Agreement

2027 | Lucas County Fairgrounds

This agreement is made and entered into by and between:

Lessee Contact Information

Full name of Lessee	
Business name	
Address	
Phone	
Emergency phone	
Email	

(hereinafter referred to as "Lessee") and the LUCAS COUNTY AGRICULTURAL SOCIETY, with an office located at 1406 Key Street, Maumee, Ohio 43537 (hereinafter referred to as "Lessor").

WHEREAS, Lessee is desirous of leasing from Lessor the following area(s) or building(s) (hereinafter referred to as "Leased Property"): **Clubroom**

Leased Property and Event Details

Leased Property	Clubroom
Event date(s)	
Event start time	
Event end time	
Type of event	
Expected number of guests	
Rent	$300.00 per day
Number of days	
Total rent	
Security deposit	$100.00 (refundable; see Agreements of Lessee, item 2)
Balance due	

AND WHEREAS, Lessee is desirous of using the designated parking area adjacent to such buildings, as well as means of ingress and egress to and from the Lucas County Fairgrounds, for parking motor vehicles (collectively with the Leased Property, the "Leased Premises") upon the terms and conditions hereinafter set forth; and

WHEREAS, Lessor is desirous of leasing the Leased Premises to Lessee upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, it is agreed by and between the parties that the foregoing recitals are incorporated herein, and as follows:

Agreements of Lessee

1. Upon execution of this Agreement, to pay Lessor rent for Lessee's use of the Leased Premises. Lessor accepts all forms of payment.
2. To deposit with Lessor, upon execution of this Agreement, the sum of $100.00 as a security deposit. In the event of damage to the Leased Premises, or in the event of failure to surrender the Leased Premises in a clean and orderly condition, Lessor shall have the right to cause such damage to be repaired and/or such Leased Premises to be placed in a clean and orderly condition, and to deduct the cost of the same from the amount of such security deposit. Lessee shall be responsible for any additional costs incurred by Lessor in repairing and/or cleaning the Leased Premises after

surrender of the same by Lessee. In the event that the Leased Premises are left in a clean, orderly and undamaged condition after surrender of the same by Lessee, or in the event that part of such deposit remains after repairing and/or cleaning the Leased Premises, the entire amount of the deposit or the amount remaining, as the case may be, shall be refunded to Lessee.

3. Upon the expiration of the lease term, to surrender the Leased Premises in the same condition as the same were delivered to Lessee, ordinary wear and tear excepted.
4. To promptly vacate the Leased Premises at the conclusion of the lease term. If it is necessary to commence legal action to force Lessee to comply with this provision, or if any other expense is involved in securing compliance herewith, to permit the cost of the same to be deducted from the security deposit referred to above. Lessee shall remain liable for such costs and expenses in excess of the $100.00.
5. To indemnify and hold harmless the Leased Premises and Lessor, its successors, assigns, employees, agents, officers, property owner(s) and directors from and against any and all damage, liability, loss, theft, or personal or bodily injury resulting to anyone entering the Lucas County Fairgrounds in connection with Lessee's use of the Leased Premises, including damage to property of Lessor and/or injury to anyone connected with Lessor or otherwise lawfully on the Lucas County Fairgrounds.
6. To not do any act which shall in any way encumber the title of Lessor in and to the Leased Premises, and to cause any such encumbrances to be released at Lessee's sole cost and expense.

Agreements of Lessor

1. To make the Leased Premises available to Lessee upon the conditions of and during the term of this Agreement.
2. To inspect the Leased Premises at the conclusion of Lessee's use of the same for the purpose of determining whether or not damage has been caused to the Leased Premises and whether or not the Leased Premises have been surrendered in a clean and orderly condition, and to notify Lessee as to the result of such inspection. If the Leased Premises have been damaged or left in an unclean condition, to afford Lessee the opportunity to correct such damage or condition.

Mutual Covenants

1. This Agreement shall be construed and interpreted under the laws of the State of Ohio.
2. This Agreement may not be assigned by Lessee, and Lessee may not sublet the Leased Premises without the prior written consent of Lessor.

IN WITNESS WHEREOF, the parties have set their hands by their duly authorized representatives to duplicate originals hereof on the dates and year indicated opposite their respective signatures.

Lessee signature		**Date**	
Lessee signature		**Date**	
Lessor signature (LCAS)		**Date**	

Clubroom Rules and Regulations

Please review these rules before your event. They are part of this lease agreement.

- **NO SMOKING** in the Clubroom is a state law, as this is a county facility.
- **ALL TABLES AND CHAIRS** must be returned as they were found.
- **FLOORS** must be swept of debris. Vacuums and dust mops are in the storage room closest to the front door.
- **KITCHEN** must be cleaned. All countertops, stoves and sinks must be wiped down. All items must be removed from the refrigerator and stove. Trash cans are to be emptied.
- **AFTER YOUR EVENT,** all garbage must be removed from the facility. A dumpster is located by the white house near the Key Street entrance.
- **DECORATIONS** are permitted if no damage is done to the walls, doors or ceiling. Tape is prohibited on ceilings, walls or doors unless it is painter's tape. Hooks are supplied on the ceiling, and decorations may be hung from the ceiling if removed after your event. Straight pins may be used to attach decorations to the boards on the walls. Decorations used for your event must be removed after the event ends. No glitter in the room.
- **LIGHTS** must be turned off, and the key must be left in the room after the door is locked.

Thank you for taking care of the Clubroom.