

**INVERNESS TOWNSHIP**  
**HALL LEASE AGREEMENT**

This Lease Agreement made this \_\_\_\_ day of \_\_\_\_\_, by and between the Township of Inverness, hereinafter referred to as the "Lessor", and \_\_\_\_\_, whose address is \_\_\_\_\_, hereafter individually and collectively referred to as the "Lessee";

WHEREAS, Lessor is a municipal corporation which owns a township hall, known as the Inverness Township Hall, hereafter referred to as the "Hall" located at 734 VFW Road, in Inverness Township, Cheboygan county, Michigan, which Hall is available for rent; and

WHEREAS, Lessee desires to rent said Hall for Lessee's private use;

NOW, THEREFORE, in consideration of mutual covenants contained herein, it is agreed as follows:

1. Lessee agrees to pay the Lessor for rental of the Hall, the sum of \_\_\_\_\_, receipt of which is hereby acknowledged. In addition to the rental fee specified herein, a security deposit of \_\_\_\_\_ shall be required, which is also acknowledged. The security deposit shall be refunded to Lessee if the Lessee performs all of the terms and conditions of this Lease Agreement, and the Hall is found to be in satisfactory condition at the conclusion of the rental.

2. In the event Lessee cancels the rental in less than 30 days from the date of the scheduled rental, the Security Deposit shall be NON-REFUNDABLE, unless the Hall is actually rented to another party on that date.

3. Lessor, in consideration of the rental fee paid by Lessee and in further consideration of the mutual covenants contained herein, agrees to lease the Hall to the Lessee for Lessee's private use for the period commencing at \_\_\_\_\_, and ending at \_\_\_\_\_, on \_\_\_\_\_, for the purpose of \_\_\_\_\_.

4. Lessee agrees that it shall use the Hall for lawful purposes only and Lessee and any of Lessee's agents, employees, or guests shall not violate any law, statute or ordinance of the County of Cheboygan, State of Michigan, or the United States of America.

5. Lessee agrees not to use nails, tacks or any materials which might do harm to the floor, walls, or ceiling of the Hall. Lessee will also be responsible for the removal of all trash created while the Hall is being rented by Lessee. The Hall shall be left absolutely clean to the satisfaction of the custodian, or the security deposit will be forfeited. All cleaning shall be accomplished by 1:00 a.m.

6. Lessee agrees to reimburse Inverness Township for any and all damages to the Hall and/or contents of the Hall.

7. Lessee agrees that NO chairs, tables, utensils, or appliances will be removed from the Hall. Lessee will be responsible for all utensils to be used by Lessee.

8. Lessee shall be responsible for all perishable items used in the Hall rental.

9. The grounds around the Hall shall be picked up. No papers, cartons, bottles, etc. will be left lying about, subject to custodian's satisfaction.

10. Lessee takes responsibility of making sure that if alcohol is served that only those of legal age will be allowed to be served. Lessee agrees that no alcohol will be consumed outside in front of the building or on sides of the building.

If alcoholic beverages or liquor is served during the use of the premises by the Lessee, Lessee shall procure all necessary and appropriate licenses and the Lessee shall procure a minimum of \$1,000,000 in liquor liability insurance, naming the Township of Inverness as an additional insured and shall provide to the Township a copy of said liquor liability insurance policy. Party WITH alcohol

\_\_\_\_\_  
(initials of Lessee)  
or Party WITHOUT alcohol \_\_\_\_\_  
(initials of Lessee)

11. Religious services and promotions are prohibited.

12. No rummage sales, yard sales, flea markets, vendors or businesses are allowed.

13. NO TENTS OR BOUNCE HOUSES ARE ALLOWED ANYWHERE ON THE PROPERTY.

14. The seating capacity of the Hall is limited to 99 persons.

15. COVID-19 REQUIREMENTS: The Lessee shall adhere to all State of Michigan and Center for Decease Control requirements during the COVID-19 Pandemic including, but not limited to, use of masks for all persons using the Inverness Township Hall; strict social distancing of at least 6 feet; having hand sanitizer available for individual use and compliance with any other rules which from, time to time, may be promulgated by either the State of Michigan or Center for Decease Control.

16. The Lessee agrees to indemnify and hold Lessor harmless from any and all claims, suits, causes or action, judgments or damages (including damages for care and loss of services because of bodily injury, sickness or disease, including death resulting therefrom) sustained by any person or persons, or because of injury to, or destruction of, property (including the loss of use thereof) caused by, arising out of, or resulting from, any act or omission of the Lessee or Lessee's guests, invitees, agents, servants and employees or Lessee or for any accident of any type which may occur whether on the leased premises or elsewhere, as a result of actions or activities of the Lessee or Lessee's guests, invitees, agents, servants and employees.

17. The covenants, conditions, and agreements, made and entered into by the parties hereto are declared binding on their respective personal representatives, heirs, and assigns.

18. Lessee hereby acknowledges receipt of a copy of the Rules of Inverness Township Hall.

Dated: \_\_\_\_\_

\_\_\_\_\_  
**INVERNESS TOWNSHIP, Lessor**  
**By: ZACK STEMPKY, Custodian**  
**Telephone: (231) 818-2346**

\_\_\_\_\_  
**Lessee**

\_\_\_\_\_  
**Lessee**

## **Inverness Township**

734 W. VFW Rd.  
P.O. Box 6009  
Cheboygan, MI 49721  
231-627-2939

Rod LaHaie, Supervisor  
Laurie Merchant, Treasurer  
Jennifer Beebe, Clerk

Greg Elliott, Trustee  
Bernie Schramm, Trustee

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### **RULES OF INVERNESS TOWNSHIP HALL**

- **DO NOT USE ANY tacks, nails, Command strips or adhesives on floor, ceiling or walls of Hall.**
- **NO tables, chairs or anything should be removed from the Hall.**
- **No Smoking.**
- **No tents or bounce houses are allowed anywhere on the property.**
- **Chairs, tables, appliances (stove and refrigerator), bathrooms and kitchen floors MUST be cleaned after use.**
- **If music is to be played, the sound level must be controlled and all music shall stop at 12:00 midnight.**
- **The Hall shall be vacated by 1:00 AM and the Hall and grounds should be cleaned completely.**
- **Lessee shall keep all doors locked when Lessee is not at the Hall.**
- **No rummage sales, yard sales, flea markets, vendors/businesses are allowed.**
- **Religious services and promotions are prohibited on premises.**
- **Alcoholic beverages and/or liquor are allowed ONLY after procurement of all necessary and appropriate licenses, along with a minimum of \$1,000,000 in liquor liability**

**insurance, naming the Township of Inverness as an additional insured. If served, alcohol shall be served to those of legal consumption age only. If keg beer is served, it is to be placed in a container so it will not mar or damage the floor. No alcohol shall be consumed outside in front of the building or on sides of building.**

- **Seating capacity of the hall is 99 persons.**
- **Must follow all Michigan Health Department Guidelines.**