

Lease of the Georgetown Oddfellows Hall

This Indenture: Made the ____ day of _____ in the year _____ between Independent Order of Odd Fellows, Memento Lodge #37 hereafter called "lessor" and _____ hereafter called "lessee."

Witnesseth: That in consideration of the payment of the rents and the performance of the covenants herein to be paid and performed by the lessee, the manner herein stated, the lessor do hereby lease unto the lessee the following described property, situated in the town of Georgetown, County of Eldorado, State of California, 6240 Main Street, Georgetown.

For the use of Main Hall, Kitchen, and Dining Room for _____ Use of any existing kitchen utensils, cookware, flatware, and serving wares shall not be included in this lease. All garbage shall be removed from these premises prior to the conclusion of this lease. All lessee property shall be removed from these premises prior to the conclusion of the lease with the following exceptions

.....
Smoking of cigars, cigarettes, or pipes shall not be permitted in the building. Dining room shall be mopped after use and any spills in the Main Hall shall be removed by mopping with warm water. All furniture shall be returned to its original (storage) locations prior to end of lease.

This lease shall be for the term of one day each on _____ to-wit: from two thousand and....., at the prepaid rate of \$ _____ per use lawful money of the U.S.A, payable monthly in advance, on the _____ day each month of said term. The said lessee does hereby promise to pay rent in the manner specified, payment in advance, and not to assign this lease, or let, or underlet the whole or any part of the premises, or make, or suffer to be made any alterations therein, without the written consent of the lessor, which consent shall not be unreasonably be withheld. The said lessor shall not be called upon to make any improvements or repairs, the lessee agreeing to keep the premises in good working order at lessee's own expense, suffering no strip or waste thereof; but the lessor may view or make improvements or repairs at lessor's option. Lessee agrees to provide the required policing, as needed, and be responsible for any building damage and/or bodily injury during their use of the building, with the exception of lessor's representatives or agents. The lessee will provide proof of liability coverage naming Memento Lodge as additionally insured.

The lessee further agrees not to use or keep on the premises any article which the insurance companies may deem one day extra-hazardous, or which increases the rate of insurance. At the expiration of said term, or prior termination of this lease, the lessee will quit and surrender the premises in good order as the lessee received them, reasonable wear thereof and uncontrollable damage by the elements excepted. The Independent Order of Oddfellows, its members, and agents, and representative are held harmless of any liability resulting from the lessee's occupancy during the prescribed period.

Signed By: _____

Date: _____

Witness: _____