

RENTAL AGREEMENT

This agreement is made and entered into on _____, 20__ by and between Mullinville Recreation Commission (MRC) and

_____ (Lessee). This agreement is for the rental of the designated area identified below by description, located in the former public school building at South Main Street, Mullinville, Kansas. The parties agree and bind themselves to the following terms and provisions.

1. **BUILDING:** MRC owns the building on South Main Street in Mullinville, Kansas, formerly the public school building known as "Mullinville High School." The building contains multiple separate rooms, offices and compartments.
2. **AREA RENTED:** MRC leases to Lessee and Lessee rents from MRC the area or unit in the building described as: _____
3. **POSSESSION:** Lessee shall have possession and use of the rented area during the term of this rental agreement. Lessee shall be provided a key to access the rental area.
4. **TERM:** This rental shall be for a term beginning _____ (time and date) and ending _____ (time and date).
5. **RENT:** Lessee shall pay MRC rent in the amount of \$ _____ to be paid at the time of the signing of this agreement.
6. **DEPOSIT:** Lessee shall pay MRC a deposit of \$ _____ at the time Lessee signs this agreement. The amount of the deposit is based on the Lessee possessing a MRC Membership card for the current year. MRC may apply the deposit to clean-up or repair costs of the rented area following termination of the lease. Amounts of the deposit not applied for these purposes shall be refunded to Lessee.
7. **TERMINATION:** MRC or Lessee may terminate this agreement by giving written notice of termination to the other party at least ten (10) days prior to the date termination is sought.
8. **RELEASE:** MRC shall not be responsible for damage or loss to Lessee's property or items on the premises. Lessee releases MRC from any claims or liability of any type for loss or damage to the Lessee's property. The term "Lessee's property" includes property owned by others kept in the rented area with express or implied permission of the Lessee. Lessee also releases, discharges and hold MRC harmless from any claims or liability for financial losses which Lessee may suffer or allege arising from or in any way relating to Lessee's, use, access of the rented property or the parties' relationship under this rental agreement.
9. **INDEMNITY:** Lessee shall save, defend, indemnify and hold MRC harmless from all claims, demands, suits, costs or liability of any type relating to Lessee's activities or arising in any way from Lessee's possession, use or right of possession of the rented area.
10. **CLEANING:** Lessee shall be responsible for cleaning the rented area, including trash removal and disposal. Lessee shall keep the area in a clean and orderly condition.
11. **FIXTURES AND ADDITIONS:** Lessee may not add fixtures and appliances attached to the floor, wall and ceiling in the rented area except with MRC's prior written consent. Unless otherwise agreed in writing, any unapproved attached fixtures become part of the building

