

RENTAL AGREEMENT

This Rental Agreement is entered into between the Board of Township Trustees, Dover Township ("Owner"), whose address is 16650 Church St., Marysville, Ohio 43040 and the Renter identified below ("Renter" whether one or more).

(1.) Rental Agreement. Owner agrees to rent to Renter the Dover Township Hall building (the "Premises") in the Dover Township facility located at 16650 Church St., Marysville, Ohio 43040. The rental sum is \$50 for township residents and \$200 for non-township residents. The rental shall be paid in full at the commencement of the rental period on the Rental Date.

(2.) Security Deposit/Cancellation/Refund. Upon the signing of this Agreement, Renter shall pay Owner a security deposit in the amount of \$150 for township residents and \$200 for non-township residents. The security deposit will be held by Owner as security for the performance of Renter's obligations under this Agreement. Owner may apply the security deposit *in whole or in part to remedy any breach of this Agreement by Renter*. If all of Renter's obligations are fulfilled, the security deposit *will be refunded, without interest, within thirty (30) days after the Rental Date*. Renter's address set forth above may be used for forwarding the security deposit refund.

Renter shall have the right to cancel this Agreement and receive a full refund of the security deposit by notifying Owner's Agent at least 3 days before the Rental Date. If Renter cancels this Agreement at least 3 days (but fewer than 3 days) before the Rental Date, Renter will forfeit the security deposit but will not be liable for the remainder of the rent under this Agreement. If this Agreement is cancelled fewer than 3 days before the Rental Date, Renter will owe the full rent under this Agreement (and Owner may apply the security deposit toward the payment of the rental).

(3.) Use and Care of Premises. Renter will use the Premises in a careful, safe and manner; will not commit or permit any damage or waste; will comply with all Rules and Regulations established by Owner; and will comply with all applicable laws. The use of any kind of tape, thumb tacks, glitter, glue, burning candles, etc. will be prohibited. No smoking or weapons. Renter shall not exceed the Premises' maximum capacity of 100 people.

(4.) Food and Beverages. Owner reserves the right to approve all food service arrangements in the Premises. No alcohol.

(5.) Cleanup. At the conclusion of the event, Renter will clean up the Premises and return it in the same condition as it was received.

(6.) Hold Harmless. Renter agrees to hold Owner harmless against any damages, losses, costs, liabilities or expenses suffered by Owner, as a result of any personal injury or property damage arising from (a) the use of the Premises by Renter or (b) the negligence or breach of this Agreement by Renter or Renter's employees, contractors, agents or guests.

(7.) Entire Agreement. This Agreement is the entire agreement between Owner and Renter and supersedes any other representations or understandings. This Agreement may be amended only by a written agreement signed by the parties.