

# Mars Reception Hall - Lease Agreement

This lease agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by and between the John E. Mair Masonic Lodge, hereinafter designated "LESSOR" and \_\_\_\_\_ hereinafter designated "LESSEE."

In consideration of the covenants and conditions hereinafter contained, it is hereby agreed by and between the parties hereto as follows:

1. The LESSOR hereby lets and leases unto the LESSEE, the following described premises owned by John E. Mair Masonic Lodge for the following period:
  - The reception hall
  - Limited kitchen facilities
  - DOES NOT include use of dishes, silverware, dishtowels, cooking utensils, steam table, etc.
  - On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ from \_\_\_\_\_(Time)
  
2. Said premises may be used for purpose described below and for no other purpose, without the written consent of the LESSOR:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
  
3. Checks are to be made out to "Hall Association."
  
4. With submission of this completed form to reserve the reception hall, the LESSEE shall pay, in advance, a REFUNDABLE cleaning and security deposit of \$100.00 for the faithful performance of all the covenants, conditions, and agreements of the lease agreement. Upon inspection of the hall by a representative of the Masonic Temple, if no damages or missing items are noted, security deposit to be refunded to LESSEE by mail in a timely manner. The value of any noted damages and/or theft will be deducted from the security deposit.
  
5. The LESSEE shall pay, in advance no later than 15 days before event date, rent of \_\_\_\_\_, a check in the amount of \$\_\_\_\_\_ to help defray the cost of maintenance, utilities and upkeep of said premises.
  
6. The LESSEE shall not assign, transfer or sublet this lease on said premises, or any part thereof, without the written consent of the LESSOR.
  
7. THE LESSEE AGREES TO SO CONDUCT ITS ACTIVITIES UPON THE PREMISES SO AS NOT TO ENDANGER ANY PERSON LAWFULLY THEREON AND TO INDEMNIFY AND SAVE HARMLESS THE LESSOR AGAINST ANY AND ALL CLAIMS FOR THE INJURY TO PERSON OR PROPERTY (INCLUDING CLAIMS OF EMPLOEES OF THE LESSEE OR ANY CONTRACTOR, LESSEE'S USE OF THE PREMISES. THE LESSEE MUST PURCHASE INSURANCE COVERAGE THAT MEETS THE MINIMUM LIABILITY REQUIREMENTS SET BY THE MARS RECEPTION HALL/JOHN. E. MAIR MASONIC LODGE
  
8. LESSEE shall comply with all laws of the United States, the State of Pennsylvania, and all ordinances, rules and regulations of the MARS RECEPTION HALL/JOHN. E. MAIR MASONIC LODGE and LESSEE will not do nor suffer to be done anything on said premises in violation of any such laws, ordinances, rules and regulations.

9. LESSEE agrees to take out and pay for any permits and licenses required by any governmental authority and to pay any tax, or taxes, including amusement tax, incidental to the use of the leased premises under this lease.
10. The LESSEE reserves the right to eject from the leased premises any person or person deemed by LESSOR to be objectionable and upon exercise of this right by the LESSOR, the LESSEE waives any and all claim for damages against the LESSOR.
11. The LESSEE shall not admit to said premises a larger number of persons than can safely and freely move about in said areas and the decision of the LESSOR in the respect shall be final. (Maximum capacity of 150) The LESSEE will permit no chair or moveable seat to be or remain in the passageways and will keep passageways clear at all times. No portion of the sidewalks, entries, passages, vestibules, hall, or access to public utilities of said property shall be obstructed by the LESSEE or used for any purpose other than for ingress to and from the leased premises.
12. It is further stated that LESSEE agrees the doors, or openings that reflect or admit light into the building and radiators and house lighting attachment shall not be covered or obstructed by the LESSEE except with the prior written approval of the LESSOR when necessary to provide proper lighting effects for performances. The LESSEE, its agents or employees shall not use the water closets or other water apparatus for any purpose other than that for which they were constructed. LESSEE shall not, without the consent of the LESSOR, put up or operate any engine of motor inside of the premises or use oils, bottled gas, camphene, kerosene, naphtha or gasoline for either mechanical or other purpose.
13. No provisions of this contract shall be waived or altered except by writing endorsed hereon or attached hereto and signed by the LESSOR or its agents duly authorized in writing, and by the person or person signing this agreement for the LESSEE, or some other duly authorized agent of the LESSEE. This agreement shall bind all person claiming under the parties thereto in whatsoever character or capacity, as fully as if they were in every instance herein named. The invalidity of any particular clause, provision or covenant herein shall not invalidate the remainder of the agreement, but the same shall be and remain valid in all respects as fully as the law will permit. This contract shall not be assignable
14. The LESSOR shall have the right to terminate and rescind this contract in its entirety or in part at the option of the LESSOR immediately upon the happening of the failure by the LESSEE to perform, keep and observe any of the terms, covenants, and conditions herein contained on the part of said party to be performed, kept and observed. THE CANCELLATION OF RESCISSION OF THIS CONTRACT SHALL NOT RELIEVE THE LESSEE OF ANY LIABILITIES OR OBLIGATIONS HEREUNDER WHICH SHALL HAVE ACCRUED PRIOR TO THE EFFECTIVE DATE OF CANCELLATION OR RESCISSION.
15. It is agreed that LESSEE shall not injure nor mar, nor in any manner deface said premises, and shall not cause anything to be done whereby the said premises shall be in any manner injured, marred or defaced; and will not make any alterations of good, or repair, all damage to the building and property of LESSOR caused by LESSEE, it's agents, employees, guests, or invitee during the tenure of this contract.
16. LESSEE may cancel this agreement, by written notice directed to LESSOR at least 45 days in advance of the date scheduled for LESSEE's use for a full refund of deposit. There will be a \$50.00 fee for cancelations of 30 days or less.

LESSOR:

\_\_\_\_\_  
Representative for Mars Reception Hall

\_\_\_\_\_  
DATE:

LESSEE:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone number/email

\_\_\_\_\_  
DATE: