

PATCHOGUE PROPERTIES INC.

1 Roosevelt Blvd
East Patchogue, NY 11772

COMMUNITY CENTER RENTAL AGREEMENT

This agreement between the Renter and Patchogue Properties Inc. is for the use of the Patchogue Properties Community Center on the following date:

_____ , _____ from _____ AM/PM to _____ AM/PM

IMPORTANT:

- Patchogue Properties Inc, reserves the right to cancel this agreement at any time.
- Patchogue Properties Inc, reserves the right to deny the rental use of the property at any time.
- This agreement *must* be signed by a homeowner in good standing in Patchogue Shores

Homeowners Name: _____

Renter's Name: _____

Address: _____

Home Phone Number: _____ Cell Phone Number: _____

- The rental fee is \$595.00 for approximately 6 hrs. (Including set-up and clean up). The Security Deposit is \$300.00 and is returnable within approximately 15 business days after inspection by a Patchogue Properties Inc. agent.
- A reservation deposit of \$300.00 is due upon contract, and will remain as part of the security deposit. Balance is due 1 month before the rental date. Deposit is refundable with written notice of cancellation 30 days prior to the event.
- I have read and initialed the rules and regulations for the use of the Patchogue Properties Community Center, as stated on page 2 of this agreement, and I assume full responsibility for any actions thereof, This includes actions of my guests. Failure to comply with the stated rules and regulations will result in action being taken by Patchogue Properties Inc.

Signed by: Homeowner _____ Dated: _____

Renter _____ Dated: _____

A reservation fee of \$ _____ has been received by _____, rental agent, PPI.

Community Center Rental Rules and Regulations

Renter's Initials

1. All rentals are to be ONLY by a homeowner in good standing with Patchogue Properties Inc. Good standing requires the Renter to be current with their assessment payments. 1. _____
2. The Renter is the considered responsible party and assumes all liability for the facility and all equipment located inside or outside the premises. **The Renter must be present and on the site for the entire event.** 2. _____
3. The capacity of the building is **85 people** and shall not be exceeded. Failure to comply can terminate the event. 3. _____
4. ALL music, D.J.'s, etc., must be set up and remain indoors; and the party must end at 10:00 PM; and the building to be cleaned and cleared by 11:00 PM. 4. _____
5. No alcoholic beverages can be sold on the premises nor can any admission fee or cover charge be allowed. 5. _____
6. No "For Profit Affairs" permitted without written consent of the board. **No persons under the age of twenty-one years (21) shall be served or shall consume alcoholic beverages in the building or on the properties,** Events held "By Invitation" only. 6. _____
7. Any damage to the facilities or equipment will be the responsibility of the Renter, If damage exceeds the amount of the security deposit, the Renter agrees to pay any and all costs necessary to repair the damage. 7. _____
8. The Community Center and grounds must be properly cleaned. Floors swept and spills mopped, garbage (including rest rooms) bagged and placed in the dumpster. Tape will be removed from tables and chairs will be stacked on tables. Windows and doors closed and locked and all appliances turned off (except refrigerator). 8. _____
9. No thumbtacks may be used or holes made in the walls. Please use the cork strips and ceiling hooks provided. 9. _____
10. Outside garbage (including cigarette butts) must be picked up. If the party ends after dark, this must be done by 10:00 AM the next morning. Renter must supply their own 45-gallon garbage bags, paper towels, hand soap and cleaning supplies. 10. _____
11. No barbecuing on the wooden deck or close to the building. Docking of any boats along the canal is prohibited. 11. _____
12. All belongings brought to the Community Center must be removed at the end of the rental period. 12. _____
13. No tents or inflatable play structures are permitted. 13. _____
14. The rental use of the Community Center will in no way interfere with the access or use of this property by its residents. 14. _____
15. **The rental agent will inspect the Community Center with the Renter before and after the function. The Renter shall call the agent when the center is cleaned and ready to be secured.** Notify the agent immediately of any problems or damages. 15. _____
16. It is expressly understood and agreed that the Renter shall indemnify, protect, defend and hold Patchogue Properties Inc. and or its officials and residents harmless from any and all claims, suits, liabilities, cause of actions, damages, judgments, fines, penalties and expenses incurred on, relating to, or arising out of the use of the Community Center, its facilities, equipment or parking areas by the Renter, the Renter's family and or guests and users of the facility. 16. _____
17. The use of fireworks is prohibited. 17. _____
18. Remember, you are having a party amidst the homes of your neighbors. Please treat them respectfully, 18. _____
19. The adirondack chairs and other outdoor furniture are to remain in their original position on the property. 19. _____
20. Lift all indoor and outdoor items when moving them to avoid scratching the floors and decks. 20. _____