

THIS AGREEMENT MADE THE \_\_\_ OF \_\_\_\_\_, 20\_\_

**BETWEEN:**

**GRANDVIEW HEIGHTS COMMUNITY LEAGUE  
12603 – 63 Avenue  
Edmonton, Alberta  
(hereinafter called GHCL)**

**and**

\_\_\_\_\_  
**Edmonton, Alberta  
(hereinafter called the Renter)**

### **RENTAL AGREEMENT**

**IT IS AGREED AS FOLLOWS:**

1. In consideration of the rent of \$\_\_\_\_\_ per hour paid by the Renter to GHCL, to be paid upon signing this contract, and a damage deposit of \$500.00, to be paid prior to the Rental Period, GHCL hereby rents the Grandview Heights Community Centre at 12603 – 63 Avenue, Edmonton, Alberta (hereinafter called the “Centre”) to the Renter from \_\_\_\_\_ to \_\_\_\_\_ .m. on \_\_\_\_\_ for the purpose of holding a \_\_\_\_\_.
2. The renter agrees to observe and perform all the conditions set out as follows:
  - a. To manage, supervise and conduct the activities of the Renter, it’s agents, clients, invitees and guests during the Rental Period so that nothing shall be done that will damage the Centre, the reputation of the Centre, or GHCL, or violate any laws or any insurance in effect in respect of the Centre;
  - b. To permit the GHCL, it’s agents or any police officer at any time during the Rental Period to enter and view the Centre, and the GHCL reserves the right to put a stop to any entertainment, rental, activity or meeting that they deem to be not properly conducted;
  - c. The Renter shall not use the Centre for any purpose other than for the stated purpose stated above;
  - d. The Renter shall not use the Centre unless the Renter has obtained and there are in force all required permissions and licenses which may be required by law for such use, and the Renter shall comply with any conditions which may be attached to any such permissions or licenses;
  - e. The Renter shall not remove any of GHCL’s furniture or property from the Centre;

- f. The Renter shall not enter the Centre at any time other than the specified hours for which the Centre is rented unless prior consent has been obtained from the GHCL or its agent;
- g. The Renter shall not sublet the Centre or any part thereof;
- h. The Renter is responsible for all damage or loss to the Centre and to any property in the Centre occurring during or as a result of the Rental Period, however caused and by whomsoever caused;
- i. In the event of any damage or loss being caused to the Centre or the contents of the Centre, the Renter will at the Renter's own expense make good all such damage or loss. IN the event of his or her failure to do so promptly after the occurrence of such damage or loss, the Renter irrevocably authorizes GHCL to make good such damage or loss and covenants to indemnify the GHCL against all costs, charges and expenses in respect thereof. In recognition of this duty to indemnify, the Renter will tender a damage deposit of \$500.00 to GHCL prior to the Rental Period. This deposit minus any deductions for damages, extraordinary clean up expenses or other obligations or liabilities of the Renter shall only be returned to the Renter within 30 days of the expiration of the Rental Period;
- j. The GHCL shall not be responsible for any loss, damage or injury which may be incurred or done or happen to any person or property during the rental arising from any cause whatsoever or for any loss due to breakdown of any machinery, failure of supply of electricity, leakage of water, fire, government restriction, or act of God which could cause the Centre to be temporarily closed or the rental to be interrupted or cancelled. The Renter shall indemnify the GHCL against any claim which may arise out of the rental or which may be made by any person in respect of any such loss, damage or injury;
- k. The Renter shall maintain all risk liability insurance (including but not limited to alcohol and sports participation liability) against claims for death, personal injury, and property damage in or about the Centre in amounts which are from time to time acceptable to a prudent person but is not less than \$2,000,000.00 for death, illness or injury to one or more persons and \$1,000,000.00 for property damage in respect of each occurrence. Policies for such insurance shall be in a form and with an insurer reasonably acceptable to the GHCL. Upon the request of the GHCL, the Renter shall promptly deliver satisfactory proof of insurance in the form of a Certificate of Insurance showing the said commercial liability amount and coverage for sports participation, and proof that premiums of such insurance have been paid and that such policies are in full force and effect;
- l. The Renter shall be responsible that good order is kept and the GHCL may charge the Renter for any extra expense it may incur to preserve order prior to, during, or after the Rental Period;
- m. No bolts, nails, tacks, screws, pins or other like objects shall be driven into any part of the Centre;

- n. The Renter shall at the expiry of each day of the Rental Period leave the Centre in a clean and orderly state;
- o. Property of the Renter, its' agents, clients and guests must be removed before the expiry of each day of the rental period. The GHCL accept no responsibility for any property left in the Centre after each day of the Rental Period;
- p. No banners, signs, emblems, or decorations shall be displayed outside any part of the Centre without the previous consent of the GHCL;
- q. No exits may be blocked, chairs or other obstructions placed in corridors or fire appliances removed or tampered with;
- r. No additional lights or extensions from the existing electrical light fittings shall be used;
- s. The renter shall not allow any animals to enter or remain in the Centre at any time;
- t. Any complaint arising out of the rental shall be made in writing to the GHCL within three days of the occasion of such complaint, failing which it shall be deemed that there are no complaints;
- u. The capacity of the Centre is 100 people, and the Renter undertakes that this limit will not be exceeded;
- v. The Renter shall dispose of all garbage from the Centre by putting it in green garbage bags and by placing all such garbage bags in the garbage container located outside the front of the Centre;
- w. Noise shall not be permitted in the Centre which would carry outside and disturb the comfort of the residents in the area. No noise is permitted after 11:00 p.m. Fridays and Saturdays; and 9:00 p.m. Sunday through Thursday;
- x. The Renter acknowledges that the Centre is a non-smoking building and will not permit anyone to smoke inside the building or outside such that smoke enters the Centre during the Rental Period;
- y. This Rental Agreement may be terminated by the GHCL at any time upon 30 days written notice, provided always this agreement may be terminated immediately in the event of default hereunder.

#### **Renter's Acceptance**

THE UNDERSIGNED agree that I/we have read and understand the conditions set out in the Rental Agreement and agree that I/we will be personally liable and obligated pursuant to the terms of this Agreement. I/we agree to leave the Centre in a clean and orderly condition at the expiry of each day of the Rental Period. We further acknowledge that if the Centre is not returned as agreed, that all or part of my/our damage deposit will be forfeited and if the damage deposit is not sufficient to cover the costs of the damage I/we will be liable for all such costs in addition to forfeiture of the damage deposit.

EXECUTED the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ in the City of Edmonton, in the Province of Alberta, in the presence of:

\_\_\_\_\_  
(witness)

\_\_\_\_\_  
(Signature of Renter)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(witness)

\_\_\_\_\_  
(Signature of Renter)

\_\_\_\_\_  
(Print Name)

**Grandview Heights Community League**

EXECUTED the \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by a duly authorized agent of Grandview Heights Community League

Per: \_\_\_\_\_  
(GHCL)