

RENTAL AGREEMENT

This RENTAL AGREEMENT made by and between the IZAAK WALTON LEAGUE OF AMERICA, (IWLA) ST. JOSEPH COUNTY, IN CHAPTER, INC., 20400 DARDEN RD., SOUTH BEND, IN, 46637 hereinafter referred to as the LESSOR And **enter parties name** hereinafter referred to as LESSEE.

WITNESSETH:

LESSOR, for in consideration of the covenants of said LESSEE, hereinafter set forth, does by these presents lease to the LESSEE the following property: CLUB HOUSE and adjacent parking areas located on LESSOR'S grounds at 20400 Darden Rd., South Bend, IN 46637, for the purpose of a **type of event wedding etc.** for the following date and time: **DATES AND HOURS HERE**

Total number of attendees is approximately **200** persons. Security is required (Yes) (No). Total Due \$ **1650.00** . Any requisite temporary or other Indiana Alcoholic Beverage Commission "ABC" permit is solely the responsibility of LESSEE to obtain and pay for. See Addendum.

1. Kitchen use is not allowed by other persons without written authorization by LESSOR.
2. Maximum capacity for lodge is not to exceed 200 persons.
3. It is understood and agreed that the LESSEE shall be responsible for safeguarding and protecting the Club House, both interior and exterior, including the floor, fixtures, windows, doors, furnishings and equipment during any period for which the facilities have been rented, and does agree to pay any damages occurring while such facilities are under the control and possession of the LESSEE.
4. LESSEE agrees that the premises and facilities leased hereunder shall not be used for any unlawful purpose, activity or be used for any purpose other than that specified above.
5. LESSEE agrees to remove all personal property after such use immediately following the expiration of the lease.
6. LESSEE agrees that, in the event of cancellation by LESSEE, only the damage deposit paid herein in the amount of \$ **200.00** shall be returned to the LESSEE. See Addendum
7. LESSEE agrees further to indemnify and hold harmless the LESSOR from and against any and all liability, loss, damage, lawsuits, or expenses on account of property damages and injuries or death of any person or persons which occurred either during or as a consequence of use by the LESSEE of any and all facilities and premises including, but not limited to the stream, ponds, archery ranges, the approaches and parking areas. This indemnification and save harmless clause shall also apply to any intentional or inadvertent breach of Indiana Dram Shop or ABC Laws or regulations.
8. LESSEE agrees that during rental of Club House the use of the grounds are limited to the Club House, Parking Areas, and the immediate vicinity or designated area.

9. The party signing this Rental Agreement on behalf of LESSEE represents that he/she is duly to sign such agreement on behalf of LESSEE and shall provide proof of such authority request by LESSOR.
10. The LESSEE shall have 14 (fourteen) days to make full payment from the date below or on demand by the LESSOR. **If payment is not received by the designated date, , this Rental Agreement shall be null and void.**
11. **Contract is not valid until approved and confirmed by the Izaak Walton League.**
12. **Lessor shall not be liable to Lessee for any delay or failure to perform its obligations under this Rental Agreement if such performance is rendered impossible or impracticable by reason of fire, explosion, storm, flood, earthquake, war, riot, power outage, Act of God or of public enemy, act of governmental authority or any other failure or delay beyond the reasonable control of Lessor ("Force Majeure"). In the case of a Force Majeure prevents Lessee's use of the premises, Lessor shall refund Lessor.**

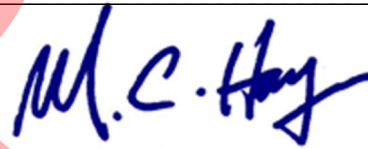
Signed and dated this _____ day of _____, 2019

IZAAK WALTON LEAGUE OF AMERICA, ST. JOSEPH COUNTY, INDIANA CHAPTER, INC.

(Name of Organization) LESSEE

LESSOR

____ have received Addendum



MAIL TO: IWLA
P.O. Box 1680
South Bend, IN 46634
(574) 400-5898

(Authorized Agent) LESSEE

(Address) LESSEE

(Phone)

Approved & Confirmed, IWLA SJC Chapter.

NOTES;

“To strive for the purity of water, the clarity of air and the wise stewardship of land and its resources; To know the beauty and understanding of nature, and the value of wildlife, woodlands and open space; To the preservation of this heritage and to man’s sharing in it.”



2019-2020 Izaak Walton Lodge Rental — Addendum

Effective March 01, 2019 (subject to change without notice)

General Information: The Izaak Walton League (IWL) Lodge's capacity is 200 people. 8 foot rectangular tables and Black composite folding chairs are available for use but are not allowed for use outside of the lodge. No IWL property is allowed outside of lodge. Hall rentals and related charges are non-refundable, with the exception of IWL rebooking the hall. In this event a refund will be processed less administrative and processing fees.

Decorating, rehearsal, takedown and cleanup etc. are to be done during the allotted time frame. The hall is non-smoking, though smoking is allowed outside. Please be considerate and make sure all cigarettes butts are disposed of properly – this is a nature reserve! **No balloons are allowed. No candles are allowed.** Fishing line and ribbon are recommended to hang decorations.

Damage Deposit: The damage deposit will be refunded after the hall is cleaned by the caretaker. Decorations should be removed, trash should be put in the receptacles and a light cleanup performed. Do not breakdown Izaak Walton Leagues tables and chairs unless requested to do so. The damage deposit will also be refunded upon cancellation of function.

Examples of circumstances that would cause the LESSEE to lose the deposit include, but are not limited to:

- Excessive mess or abandoned items, large liquid spills, confetti-like materials, food ground into floor, paint, or make-up and/or other chemicals on walls, floors or restrooms.
- Cigarette butts not disposed of properly in the provided receptacles.
- Using staples, nails, tacks or leaving excessive ribbon or fish lines.
- Damage to Izaak Walton League building, grounds or equipment (this does not include the potential extra cost for repair, materials and labor).
- Lodge equipment determined missing after rental.
- Any bodily fluids left in building or grounds that requires cleanup by caretaker.
- Forgoing cleaning the night of the rental

Protect the wood floor / other

- Please do not place coolers, tubs or other objects directly on hardwood floors.
- Use carpet, padding, and drip pan, cardboard or other suitable materials to prevent water damage or scratching.
- Do not prop open doors when heating / cooling (AC) are operating.

Contact Information: Opening, closing and other arrangements should be scheduled with the caretaker prior to the event. ~~Casey Collier's # is (574) 621-6557.~~ A set of keys for the kitchen/foyer doorknob will be assigned to you the day of the event and must be returned the night of the event. Failure to return keys will be deducted from damage deposit. The lessee is responsible to inform all vendors / entities providing services of Izaak Walton's policies, rules and procedures.

Hall viewings (day and time)

Check izaaksb.com for more details on open hall viewing days. Viewing the lodge prior to an event cannot be guaranteed for specific days/time due to bookings and other responsibilities of the caretaker.



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Effective March 01, 2019 (subject to change without notice)

Catering: Izaak Walton League has a caterer who has full kitchen rights. Should the LESSEE opt to use someone else, that person(s) will not have access to the kitchen equipment.

Izaak Walton Caterer: **Brian Babicz**
Work: (574) 288-4168
Cell: (574) 220-0485

Alcohol: Izaak Walton League does not have an ABC liquor license. The LESSEE may have alcohol at the Izaak Walton League. The LESSEE accepts and assumes full responsibility for alcohol. The LESSOR assumes no responsibility for alcohol. Izaak Walton League recommends having a licensed bartender serve alcohol.

Outside Vendors:

The lessee is responsible for all vendors and entities providing services for your event at Izaak Walton League and informing them of policies, rules and procedures. (Bands, DJ's, Caterers, Wedding Planners, Florists, Bakeries, Rental and Photographers)

Outside rentals of tables and chairs are the responsibility of the Lessee. The displacement, moving and stowage of Izaak Walton's tables and chairs requires the lessee's participation at the caretaker's direction. Rented equipment not removed by the end of event will require day after (4 hr. clean up) rental.

All communications with Izaak Walton League should be through the lessee. Your contract will be approved, confirmed and mailed back to you upon receipt of payment. Until the confirmed contract is returned to you, you do not have a rental!

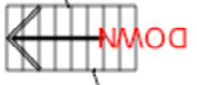
Payment Details

Payment is due 14 days from contract date ("*date below*" included in contract) or event date - whichever comes first. Contract is null and void if payment is not received as described. A \$50 will be charged to rebook under a new contract. If there is a waiting list you will be placed at the bottom of the list.

Hall Rental Calendar

Please check the calendar on <http://www.izaaksb.com/renthall/> for the current booked dates. If a day is listed as "busy" it means the day, from 8am to midnight, is booked and unavailable for rent. Dates listed on the site are only confirmed dates, other dates may be reserved but until payment is received the date is still available.

ARCHERY TARGET CLOSET

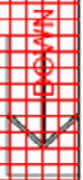


DECK

PORCH

DECK

KITCHEN



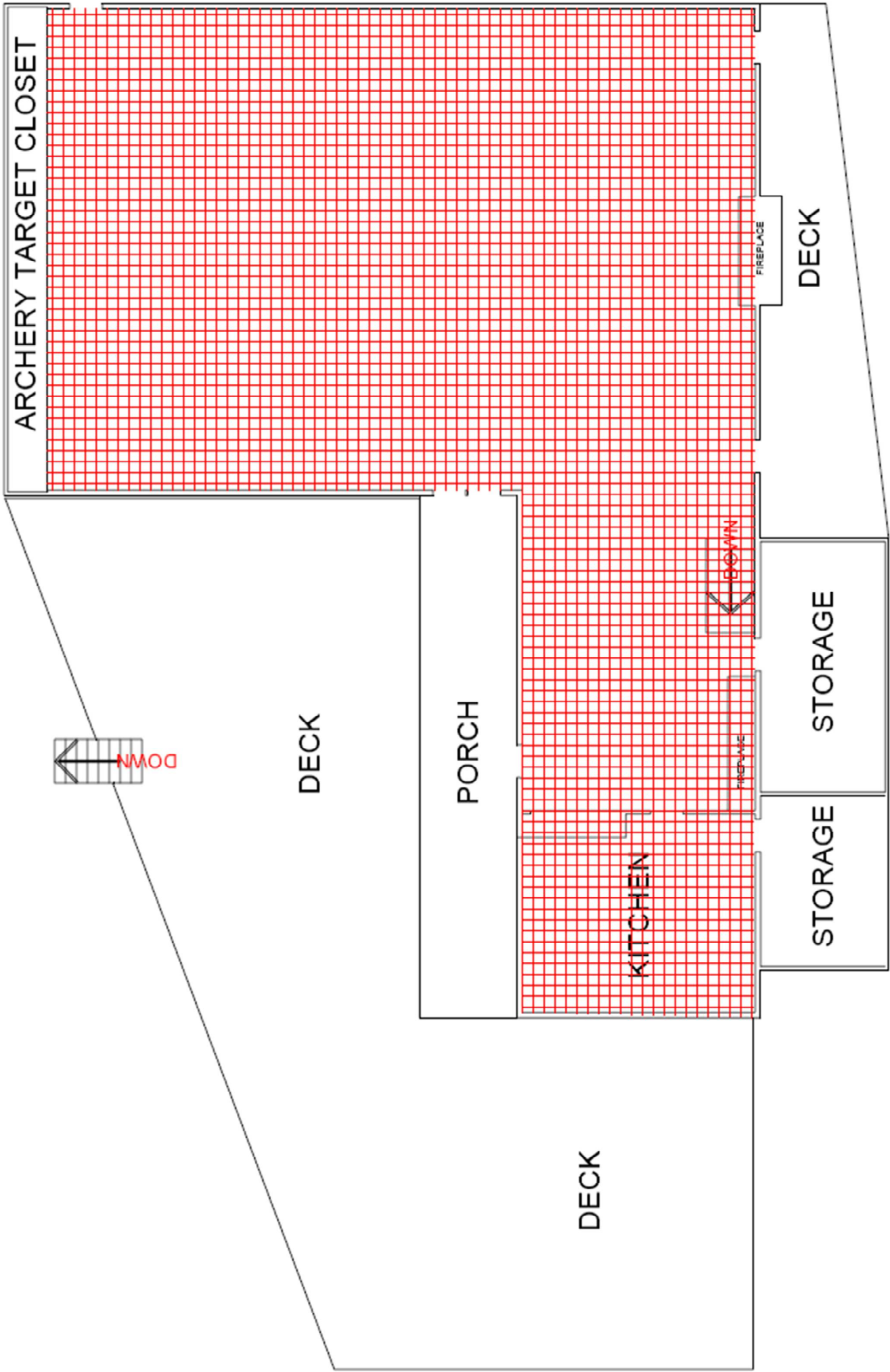
FIREPLACE

FIREPLACE

STORAGE

STORAGE

DECK



IZAACK WALTON LEAGUE

20400 DARDEN ROAD

MAIN LEVEL

