SENIOR CENTER AT ASHLAND CITY LEASE AGREEMENT
FRIDAY NIGHT DANCE

This lease agreement is for rental of the Senior Center at Ashland City for Friday night dances. This lease agreement is for 6 months beginning Friday, January 13th, 2023, through July 7th, 2023. The purpose of the rental is to provide a non-alcoholic dance venue open to the public. The Senior Center at Ashland City will be referred to as the lessor and Barry Brake will be referred to as the lessee. The following terms and conditions are stated below:

1. Rental cost of the property is $25.00 per month. Payment will be made to the lessor prior to the 30th of each month for the duration of the term lease.
2. All admission fees and band tips will be retained by the lessee.
3. Lessor will have the rental space ready and available for operation to lessee by 5:00 pm each Friday. This entails a clean facility including stocked and ready restrooms with chairs in place for the evening's event according to lessee's specifications.
4. Hours of operation will be from 7:00 pm to 10:00 pm. Doors will open at 6:00 pm and close by 11:00 pm.
5. Patrons 12 years of age and older will be allowed to attend the event but must be accompanied by an adult at all times. Children under 18 are not permitted to use the pool tables or shuffleboard table.
6. Lessee will provide a liability insurance policy in the amount of $1,000,000.00. A copy of the policy will be provided to the lessor.
7. Lessee will be provided a cooler of ice from the ice machine and may have use of the coffee pot. Lessee will be responsible for clean-up of said equipment. Food, drinks, and disposable supplies will be provided by lessee.
8. Lessee may store concession items (paper products only) at the facility. Lessee items will be labeled.
9. Lessee will be provided a key to the facility for band set up. Lessee is responsible for turning off all lights and locking all doors of the facility per instructions provided by the lessor upon closing the center at the end of each dance.
10. Lessee will ensure cleanup of the facility after each event to include putting away extra chairs on rack, sweeping used areas, mopping up any spills, cleaning any tables used and disposal of all trash into the outside dumpster.
11. Lessor will make no changes to the facility.
12. Lessor and lessee will each have the option to renew or cancel said lease agreement with a 30-day written notice.

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JT Smith – Mayor Date Barry Brake – Lessee Date