

# The Firehouse Dance Hall (FDH)

44 N. Front Street, Medford, Oregon 97501  
Freedom For Life LLC

Renter: \_\_\_\_\_

Rental Date(s): \_\_\_\_\_

Purpose of Rental: \_\_\_\_\_

Rental Times: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Email Address: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

## Rental Rate

Applicable Hourly Rate: \$\_\_\_\_\_ x # Hours Rented: \_\_\_\_\_ = Rental Fee: \_\_\_\_\_ Deposits \_\_\_\_\_

Cash \_\_\_\_\_ Check # \_\_\_\_\_ Date Returned \_\_\_\_\_ Initialed \_\_\_\_\_

### Regular Classes

**\$12** per hour Sunday – Thursday with a minimum of 4 classes per month

**\$15** per hour Friday or Saturday until 6:00 with a minimum of 4 classes per month

**\$20** per hour Friday or Saturday after 6:00 with a minimum of 4 classes per month

### One-Time Events

**\$25** per hour Sunday – Thursday for a one-time event

**\$30** per hour Friday or Saturday for a one-time event



Share your event pics with the Firehousedancehall on Facebook and receive \$5 off

# Rental Agreement

## 1. Space Rental Terms

- 1.1. To reserve the time(s) and date(s) all renters must pay in advance, due no later than the 1<sup>st</sup>. of each month. **NON-REFUNDABLE**
- 1.2. Rent is due in full each month for the time which is reserved, regardless of how many days are used, holidays withstanding.
- 1.3. Classes will be taken off the calendar and the time may be sold if rent is not paid on time. If your time is still available, you will be charged a \$10 late fee to re-add them. Upon receiving the late fee & your monthly rent, your classes will be reinstated and schedules/calendars will be updated & reprinted.
- 1.2. All renters agree to pay all charges incurred by self, guests, or family.
- 1.3. All renters are independent contractors and responsible for their own liability insurance.
- 1.4. A damage deposit of \$250, shall be collected from the Renter (due at time of signing). After the event, The FDH shall apply deposit against payment for any damages and any other charges incurred. Damage Deposit shall be returned to Renter following the FDH confirmation that no damage has occurred to the Hall premises, and surrounding property. Renter agrees that if the damages actually incurred by FDH exceed the amount of the damage deposit collected, then the Renter is liable for the difference. Renter further agrees that if the same is placed in the hands of an attorney for collection, to pay the costs of collecting the amount due, including reasonable attorney's fees.
- 1.5. Renter is liable for expenses incurred due to failure to turn off lights, thermostat, and water or failure to secure the premises upon leaving.
- 1.6. Any renters requesting a key must provide a \$10 key deposit, refundable upon return of key. ***Under no circumstance are FDH keys to be loaned out or copies made.***
- 1.7. Renters are only to enter FDH premises during their designated time (s), excepting

five minutes prior to rental hour and five minutes after, or for necessary cleaning time. Any other time requires prior approval from FDH. Any times spent on premises beyond agreed upon rental times, or five-minute arrival/departing times, or cleaning time, constitutes trespassing. FDH reserves the right to terminate and/or suspend rental privileges if renters are found in violation.

- 1.8. The FDH reserves the right to free access and right to enter any portion of the Hall at any time.

Signature \_\_\_\_\_

## 2. Rules and Regulations

- 2.1. Personal Property. FDH is not responsible for the personal property of renters or guests while on premises.
- 2.2. Everything brought into the building (food, beverages, decorations, trash) must be removed at the conclusion of the event and premises left clean.
- 2.3. Renter agrees and warrants that there shall be no distribution of alcohol on the premises.
- 2.4. All events that involve public entry cannot exceed 49-person occupancy.
- 2.5. Clean Up is the responsibility of all renters. It includes turning off the thermostat, sweeping the floor, emptying trash and putting all furniture in appropriate place. Cleaning materials supplied by FDH.
- 2.6. No renter shall teach West Coast Swing classes at The Firehouse without first obtaining permission from the owners of The Firehouse.
- 2.7. No advertising shall be distributed or posted without prior consent from the owners of the FDH.
- 2.8. Renter agrees that decorations shall NOT be attached to the walls, ceilings, existing wall decorations, woodwork, ceiling fixtures, window treatments, by use of nails, scotch tape, staples, etc. Only the use of non-permanent adhesive that does not leave a residue is permitted. No candles or open flame are permitted inside the FDH at any time.
- 2.9. Agreement Not Inclusive. The Rules and Regulations contained herein are not inclusive. Signs posted in the space, directions, and other written guidelines will serve as additional rules.
- 2.10. FDH reserves the right to amend the Rules and Regulations.
- 2.11. FDH reserves the right at any time to terminate and/or suspend the rental privileges of any renter for failure to comply with any of the Rules and Regulations or for conduct that FDH determines improper or detrimental to FDH or other renters. The terminated renter will remain liable for all dues and other indebtedness incurred prior to the termination.
- 2.12. In the event the renting party breaches any term of this agreement, the deposit shall be forfeited as liquidated damages.

Signature \_\_\_\_\_

### 3. Waiver of Liability

- 3.1. As a consideration for being granted access to the rental of this space, Renter agrees that FHDH and Freedom For Life LLC, shall not be held responsible or liable to any Renter or Guest for injury to their person or damages or loss of property for any reason. The undersigned, on its behalf and on behalf of all family Renters, hereby voluntarily assumes all risk of personal injury, property loss or damage, and/or other damages to the undersigned resulting from or in any way associated with the undersigned (and family Renters') entry upon FHDH property and/or participation in any of the activities sponsored by FHDH. Further, the undersigned, on its behalf and on behalf of all family Renters, hereby releases FHDH and its officers, agents, and employees from every claim, liability, or demand of any kind or on account of any personal injury, property loss or damage, or other damages resulting from or in any way associated with the undersigned's (and the family Renters') entry upon property of FHDH and participation in its activities. This includes, but is not limited to, liability for all damages from the active or passive negligence of FHDH or its agents. Further, the undersigned confirms he/she has read and understands this release.
- 3.2. This agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the parties as to the subject matter hereof, and superceded all prior and contemporaneous agreements, representations, and understandings of the parties. The Agreement may be altered, amended, or modified in whole or in part at any time only by writing signed by all the parties hereto.
- 3.3. Governing Law. This Agreement shall be governed by, construed, and enforced in accordance with the laws of the State of Oregon.

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The undersigned states that he/she has read and understands the terms and conditions of this Agreement, agrees to be bound by such terms and conditions, and acknowledges that he/she has received a copy of this Agreement.

**Renter Signature:** \_\_\_\_\_

**Print Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_