

IBEW LOCAL NO. 46
19802 62nd Ave S
KENT, WASHINGTON
PHONE: 253-395-6500
FAX: 253-872-7059

RENTAL AGREEMENT

LOCAL 46 IBEW BUILDING CORPORATION, Owner of those premises located at 19802 62nd Avenue South, Kent, Washington, hereby leases to _____

(Tenant), that portion of the premises described herein for the uses and purposes and for the time and under the conditions described herein:

The Owner hereby leases to _____ (Tenant) the following portions of the premises together with the use of the restroom facilities:

			Time Req.	Total Hours
<input type="checkbox"/>	Auditorium	\$450.00 per 8 hours*	_____	_____
<input type="checkbox"/>	Kitchen	\$100.00 per 8 hours*	_____	_____
<input type="checkbox"/>	Classroom 1	\$100.00 per 8 hours*	_____	_____
<input type="checkbox"/>	Classroom 2	\$100.00 per 8 hours*	_____	_____
<input type="checkbox"/>	Classroom 3	\$100.00 per 8 hours*	_____	_____
<input type="checkbox"/>	Classroom 4	\$100.00 per 8 hours*	_____	_____

*An additional \$100.00 for each 4 hour period for owner's onsite representative/security.

The Tenant shall have occupancy of the described areas on:

Date: _____

Start/End Times: _____

- 1) The Tenant shall pay the Owner the rental fees for use of the above facilities along with a \$500 refundable damage deposit upon the signing of this Agreement for the use of the premises as specified above. The \$500 deposit applies to all rentals and is refundable after inspection. Any violation of this agreement will result in forfeiture of deposit.
- 2) The use of the premises during the period described above shall be limited to:

(Describe Reason for Renting)

The Tenant shall have the use of the personal property within the described area, including tables, chairs and such available electronic equipment as may be necessary for their use. Any other property necessary for Tenant's use and not available within the described area shall be at Tenant's own expense.

- 3) Tenants are encouraged to utilize union vendors and service providers when available, including but not limited to, catering and entertainment services.
- 4) There shall be no use or consumption of alcoholic beverages anywhere on the premises.
- 5) Any security required by Tenant shall be at Tenant's own expense.
- 6) The Tenant assumes all risk for loss, damage, or theft of the property of the Owner or Tenant, regardless of the cause thereof, and Tenant shall not hold Owner responsible therefore. Tenant shall not be responsible to Owner for any damage caused by faulty or defective operation of the building, including but not limited to breakage of water pipes, defective wiring of electrical devices, loss by fire, etc.
- 7) The Owner and IBEW Local 46 ("Owner" for the purpose of this paragraph) are not responsible for any injury or damage to the Tenant or their members, guests, or invitees, including for property loss or damage or personal injury or death, whether or not the damage or injury or death is caused by the Owner's negligence. The Tenant shall indemnify and hold the Owner harmless from and against any and all claims, demands, causes of action, suits or judgments

(including costs, expenses, and attorney fees incurred in connection therewith) for deaths or injuries to persons or for loss of or damage to property arising out of or in connection with the use and occupancy of the premises by Tenant, its agents, employees, guests, members, and invitees whether or not caused by Owner's negligence. In the event of any claims made or suits filed, Owner shall give Tenant prompt written notice thereof and Tenant shall be obliged to defend on behalf of Owner at its own cost if requested by Owner. **Tenant will also be required to provide a General Liability Certificate of insurance with a fire legal minimum of \$200,000. IBEW Local 46 shall be added as an additional insured.**

- 8) The Tenant shall leave the premises in as neat and clean condition as they found it.
- 9) The Tenant shall comply with all laws, local, state and federal, in connection with their use of the property, including the Americans with Disabilities Act. Tenant agrees that Tenant will not deny participation to the disabled, and will notify Owner in the event any steps must be taken to ensure service to the disabled.
- 10) If by reason of any default on the part of the Tenant, in the performance of any of the provisions of the Agreement, it becomes necessary for the Lessor to employ an Attorney, the Tenant agrees to pay all costs, expenses, and Attorney's fees expended or incurred by the Owner in connection therewith.

Dated: _____

Tenant-Authorized Agent (Please print)

Signature

Address

Phone