

**RENTAL AGREEMENT FOR THE HILLSBORO MAIN STREET  
COMMUNITY CENTER**

By this agreement, made on \_\_\_\_\_, between the City of Hillsboro, Traill County, North Dakota, herein referred to as lessor, and \_\_\_\_\_, herein referred to as lessee, lessor rents to lessee and lessee hires from lessor the following described premises:

The Hillsboro Main Street Community Center; said facility being located on Lots Eleven (11) and Twelve (12), Block Twenty (20), Original Townsite to the City of Hillsboro, Traill County, North Dakota, according to the amended plat thereof.

The address of said facility is 21 South Main, Hillsboro, ND 58045.

Said premises being rented according to the following terms and conditions:

**USE OF DEMISED PREMISES**

1) Lessor rents to lessee and lessee hires from lessor the demised premises for the following use or uses (the use or uses of the demised premises shall be fully and accurately described and shall include a statement as to whether alcoholic beverages will be allowed on the demised premises during the term of this lease):

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**RENT**

2) Lessee shall pay to lessor on or by execution of this Rental Agreement, as rental for the demised premises the following sum: \_\_\_\_\_.

CLEANING AND DAMAGE DEPOSIT

3) The sum of **ONE HUNDRED DOLLARS (\$100.00)** as a cleaning and damage deposit is required.

Lessee shall clean, sweep, mop, take out garbage and deposit in out dumpster, and put away tables and chairs of said premises before the expiration of the term of this lease.

If the above are performed to lessor's satisfaction and there are no damages to the premises, the deposit will be refunded by the City on the City's regular check payment dates.

TERM OF AGREEMENT

4) The term of this lease shall be as follows (list the date or dates said premises will be rented and the hours said premises will be used):

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SUBLETTING

5) Lessee shall not sublet the demised premises or any part thereof.

REDELIVERY

6) At the expiration of the above stated term, lessee shall surrender to lessor the demised premises in as good condition as received.

WAIVER OF CLAIMS FOR DAMAGE

7) In consideration of lessor renting the demised premises to lessee, lessee, for and during the term of this lease, hereby knowingly and voluntarily waives any and all claims against lessor for any and all damage or loss to lessee's person and property.

INDEMNITY AND HOLD HARMLESS AGREEMENT

8) Lessee agrees to indemnify and hold harmless lessor from all claims and demands, causes of action, suits, or judgments, including expense incurred in connection therewith, for death or injuries to persons or for loss of or damage to property arising out of or in connection with the use or occupancy of the demised premises by lessee, his agents, employees, or invitees. In the event of any such claims made or suits filed, lessor shall give lessee prompt written notice thereof, and lessee shall have the right to defend or settle the same.

PROHIBITED USES

9) Lessee agrees to refrain from any use of the premises which will damage the floor in the facility. Lessee understands that nothing will be taped or adhered to the walls by any means. Lessee further agrees to refrain from furnishing or allowing the consumption of alcoholic beverages by minors.

In Witness Whereof, the parties have hereunto set their hand the date above written.

ATTEST:

\_\_\_\_\_  
City Auditor

\_\_\_\_\_  
Lessee

\_\_\_\_\_  
President of City Commissioners

\_\_\_\_\_  
Lessee