

# EWING PBA LOCAL 111 HALL RENTAL AGREEMENT



This rental agreement is entered into between PBA Local 111 & below listed renter, for use of the PBA hall located at: 10 Chief William C Forst Ln, Ewing Township, NJ 08628

Rental Fee: \$ \_\_\_\_\_ Security Deposit: \$250.00

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## CONTACT INFORMATION

Name of Renter: \_\_\_\_\_

Current Address: \_\_\_\_\_

Phone number: \_\_\_\_\_

Alt Phone number: \_\_\_\_\_

Date of Event: \_\_\_\_\_

Number of guests: \_\_\_\_\_

\*\*\*Please Note that a valid form of Identification (Driver's License/Government ID) must be provided by renter at the time of payment/agreement.

## Reservations & Payment:

A reservation will not be placed onto the calendar until receipt of payment & security deposit. Renter shall pay any and all money due for the rental 30 days prior to the event. Failure to pay the required funds can result in the termination of the reservation date. Cancellations within 15 days of the reservation/Event are subject to forfeiture of the security deposit. All checks can be made payable to "Ewing PBA Local 111"

## Time:

The event time is limited to 6 hours (subject to change). Renter has access to the hall between the hours of 1 pm and 10 pm on the day of rental to allow for early set-up and post-event clean-up. Occupancy of the hall ends at 10pm; this is to include clean-up. Renter is not to enter or set-up prior to their event time without the consent of PBA Local 111. If renter needs access to the hall prior to their event, they must get approval through e-mail via [Hallrental@ewingpba.com](mailto:Hallrental@ewingpba.com). Renter should print or have accessible the confirmation e-mail when visiting the hall outside of their event reservation.

## Occupants:

No more than seventy-five (75) persons shall occupy the PBA hall at one time.

## Set-up & Cleaning:

The placement of tables and chairs is the responsibility of the renter. After the event, the hall is to be swept clean and spills are to be mopped up. All trash is to be removed from the trash bins (including both bathrooms) and placed into the dumpster located in the parking lot. Failure to comply with these cleaning instructions will result in the loss of your security deposit.

**Decorations:**

No decorations are to be placed, taped, stuck or tied to the ceiling. If wall decorations are desired, ONLY use 3M blue painter’s tape to hang decorations. Decorations must be removed and placed into the dumpster at the conclusion of your event. Any damage caused by the renter’s decorations will be deducted from the security deposit. Any repairs that exceed the security deposit amount are solely the responsibility of the renter.

**Damage:**

Damage to the hall that is a result of the renter’s event will be deducted from the security deposit. Renter is responsible for their guests’ actions and negligence and accepts responsibility for any damage caused by their guests. Any repair expenses that exceed the security deposit are the responsibility of the renter. The replacement cost of the 85” T.C.L television in the hall is \$1,200.00. The replacement cost of the 43” Sony television in the bar area is \$400.00. The replacement cost of the large JBL speaker is \$1,600.00.

Renter’s Initials:

**Conduct:**

The renter is responsible for maintaining a peaceful and family oriented atmosphere. Disorderly conduct and rowdy behavior will not be tolerated. Renter shall comply with all statutes, ordinances and requirements of all municipal, state and federal authorities now in force, or which may be hereafter be in force, pertaining to the use of the premises. If conduct is deemed to be unsafe or disruptive the event can be subject to termination at the P.B.A’S discretion.

**Indemnification/Hold Harmless:**

PBA Local 111 shall not be liable and renter hereby waives all claims against PBA Local 111 for any damage to any property or any injury to any person in or about the premises or PBA hall by or from any cause whatsoever, except to the extent caused by or arising from the gross negligence or willful misconduct of PBA Local 111 or its agents, employees or contractors. Renter shall protect, indemnify and hold the PBA Local 111 entities harmless from and against any and all loss, claims, liability or costs (including court costs and attorney's fees) incurred by reason of (a) any damage to any property or any injury to any person occurring in, on or about the premises or PBA hall to the extent that such injury or damage shall be caused by or arise from any actual or alleged act, New Jersey State Policeman's Benevolent Association, Inc. neglect, fault, or omission by or of renter, its agents, servants, employees, invitees, or visitors to meet any standards imposed by any duty with respect to the injury or damage; (b) the conduct or management of any work or thing whatsoever done by the renter in or about the premises or from transactions of the renter concerning the premises; (c) renter's failure to comply with any and all governmental laws, ordinances and regulations applicable to the condition or use of the premises or its occupancy; or (d) any breach or default on the part of renter in the performance of any covenant or agreement on the part of the renter to be performed pursuant to this lease. The provisions of this article shall survive the termination of this lease with respect to any claims or liability accruing prior to such termination.

Renter's initials:

**Attorney's Fees:**

The prevailing party in an action brought for the recovery of rent or other moneys due or to become due under this Agreement or by reason of a breach of any covenant herein contained or for the recovery of the possession of said premises, or to compel to performance of anything agreed to be done herein, or to recover for damages to said property, or to conjoin any act contrary to the provision hereof, shall be awarded all of the costs in connection therewith, including, but not by way of limitation, reasonable attorney's fees.

Renters initials:

**Additional Terms and Conditions:**

Smoking is prohibited anywhere in the building at all times. Pets are also prohibited inside the premises.

The hall shall not be rented to the public for an event in which alcoholic beverages are to be sold to the guests, except through an insured professional caterer with an appropriate license or permit, proof of which shall be presented in conjunction with the written rental agreement.

**Assignment and Subletting:**

Renter shall not assign this agreement or sublet any portion of the premises without prior written consent of the PBA Local 111.

Renter's Signature \_\_\_\_\_

Date \_\_\_\_\_

PBA Member Signature \_\_\_\_\_

Date \_\_\_\_\_

\*\*\*For any issues that may arise during your event, please contact the below listed PBA member:

PBA Point of Contact: \_\_\_\_\_

Phone number: \_\_\_\_\_