

PICK UP KEY BEFORE 4:30 ON \_\_\_\_\_

Pd. Rent \_\_\_\_\_

Key Received \_\_\_\_\_

Pd. Deposit \_\_\_\_\_

Key Returned \_\_\_\_\_

# CITY OF FLATWOODS

2513 REED STREET  
FLATWOODS, KY 41139

## RENTAL AGREEMENT

THE AGREEMENT made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_ by and between the **City of Flatwoods, Kentucky**, a city of the third class, hereafter Party of the First Part, and \_\_\_\_\_ of \_\_\_\_\_.

Party of the Second Part:

WITNESSETH:

That for and in consideration of the rental price agreed herein and mutual terms and conditions hereof between the parties:

BE IT HEREBY AGREED AS FOLLOWS:

1. The Party of the First Part does hereby rent to Party of the Second Part that certain premises known as the Flatwoods Senior Citizen Center located at 2513 Reed Street in Flatwoods, Kentucky with said rental period to begin at \_\_\_\_\_ a.m./p.m. and end at \_\_\_\_\_ a.m./p.m. on the \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.
2. The Party of the Second Part shall, upon execution of this Rental Agreement, pay to Party of the First Part advance rent in the amount of \$75.00 which shall entitle the Party of the Second Part to exclusive use of a portion of the Flatwoods Senior Citizens Center at the date and time aforesaid. Said rental shall be for the following use of the premises:  
\_\_\_\_\_.
3. The Party of the Second Part does herewith, upon execution of this Rental Agreement, make a payment to Party of the First Part the sum of \$100.00 representing a security/damage

deposit which shall be refunded to Party of the Second Part within 72 hours of the termination of the rental period provided that Party of the Second Part has sufficiently cleaned and otherwise removed all debris, trash, garbage and other items of rubbish from the premises and otherwise left the premises in such condition as it was upon commencement of the rental term. Further, the damage deposit shall be refunded provided that there have been no other damages to the premises. Nothing herein shall constitute a waiver of the right of the Party of the First Part to seek additional compensation from Party of the Second Part for damage and/or other costs associated with the rental of the premises in excess of the damage deposit. Nothing contained herein shall constitute a waiver of the right of Party of the First Part to seek additional compensation from Party of the Second Part for damages, for the cleanup or removal of rubbish and debris from the termination of the rental period.

A refund of the deposit due to damage and/or the leaving of rubbish is in the sole discretion of the Party of the First Part.

4. Payment of rent hereunder shall be nonrefundable. However, in the event that the premises are rented by a third party for the same date set forth in this contract, then Party of the First Part shall refund the rental money.
5. Nothing herein should be considered, construed, or otherwise interpreted to create a right of tenancy beyond the rental period hereof. The Party of the Second Part does herewith specifically understand and agree that any holdover beyond the rental terms shall be considered a trespass and may be prosecuted under the civil and criminal laws of the criminal laws of Kentucky and for which additional rent may be charged.
6. Party of the Second Part agrees to fully indemnify Party of the First Part for any and all lawsuits, causes of action, injuries or damages of any kind to any third party not a party to this Agreement or by anyone using the premises at the invitation of the Party of the Second Part that may be suffered by any person during the rental period set forth in paragraph 1 or and holdover. This indemnification shall include, but shall not be limited to, payment of damages, payment of attorney's fees, costs associated with litigation and any and all other costs which Party of the First Part may incur.

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_\_.

\_\_\_\_\_  
CITY OF FLATWOODS, KENTUCKY  
(Party of the First Part)

\_\_\_\_\_  
(Party of the Second Part)

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

Phone #: \_\_\_\_\_ Driver's License # \_\_\_\_\_

**GUIDELINES FOR RENTAL OF FLATWOODS SENIOR CENTER**

**PLEASE DON'T PROP DOOR OPEN.**

**THANK YOU.**

1. No children in building unsupervised (in any room).
2. No furniture, plants, or pictures are to be moved without permission or taken outside.
3. Nothing taken from refrigerator, storage room or cabinets in kitchen.
4. No windows or doors are to be left standing open.
5. The center is tobacco free.
6. No alcoholic beverages allowed in the building.
7. Decorations: nothing to be stuck into/onto walls or ceiling, tape should not leave a mark when removed.
8. **Leave Building as you found it, tables cleaned off, floors swept, decorations removed, trash placed in dumpster even if you found it dirty, do the above and make note of things undone.**
9. Turn off all lights, including bathrooms, and check all doors prior to leaving the building.
10. **Garbage bags are not supplied, be sure to bring your own.**
11. NO SKATES OF ANY KIND ALLOWED IN THE BUILDING.

If guidelines are not followed, deposit checks will be kept to put the building back in order.

\*\*\*I RECEIVED A COPY OF THE SENIOR CITIZEN GUIDELINES

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_



**8 – 6 ft. tables**

**2 - round tables**

**36 chairs / 10 additional chairs to put out.**

**Note if you move tables, etc. please put everything back as it is in this picture above!**