



COMMUNITY CENTER LEASE AGREEMENT

Lease agreement between Mona City and, _____

residing at _____, phone number _____

hereinafter CITIZEN, and hereby contract, covenant, and agree as follows:

1. MONA agrees to lease the Community Center Building located at 20 WEST CENTER in Mona City to CITIZEN for use on the date of _____, for the use of _____

CITIZEN elects the following time:

- Half day rental ~ Time needed _____
- Full day rental~ 7:00am -11:00pm
- Two hour rental~Time needed _____
- Wedding Package~ ½ day rental prior to event plus full day rental day of event

2. CITIZEN agrees to pay the sum of \$_____ for the rental of the building and to allow a photocopy of their driver's license, which must be current and valid.

3. CITIZEN agrees to pay a deposit of \$50.00 for the rental of the fob. If the fob is not returned thru the Mona City drop box or in person within twenty-four (24) hours the deposit will be used for replacement of unreturned fob. Fob will need to be picked up at the city office during business hours within forty-eight (48) hours of the event.

4. CITIZEN further agrees to pay a cleaning and damage deposit of \$_____, seven (7) days prior to lease, which shall be cash from a non-resident, and which may be a check from a resident with a good credit history with the city, and which shall be refunded upon the following conditions being met:

- A. The premises, including building, restrooms, parking lots, and street, curb, gutter and sidewalk are left as clean of condition as before CITIZEN had the use of the premises.
- B. All chairs, tables, or other items, including decorations, are put away.
- C. That all trash has been properly disposed of in an outdoor receptacle for that purpose.
- D. That no light fixtures, windows, tables, chairs, or other property located in or outside the building have been damaged or broken.
- E. The premises are vacated by 11:00pm.
- F. That all of the terms and conditions of this agreement have been met, including the no alcohol and tobacco requirements.
- G. That the Cleaning Check List (Attachment) is followed.
- H. Carpets are to be left clean.
- I. Do not move decorations (i.e. Christmas Trees).

5. CITIZEN will be charged \$50.00 for every stain on the carpet which was not present prior to CITIZEN(S) use of facility.
6. CITIZEN agrees, in compliance with the Utah Indoor Clean Air Act, that no smoking will be permitted.
7. CITIZEN agrees to serve no alcoholic beverages nor to allow the same to be consumed in or around the building, in the parking lot, nor in or upon any city premises. CITIZEN also agrees to no dark colored punch.
8. CITIZEN agrees that no animals of any type will be allowed inside the building, except those allowed by code, such as disability service dogs.
9. CITIZEN agrees to comply with all laws and regulations and agrees that the building will not be used for any illegal activity.
10. If the building is asked to be opened early or if building is not vacated on time, a \$75 fee for four hours and \$150 for all day will be added. If the building is asked to be opened the day prior, it will be considered as a full day rental and charged at that rate.
11. CITIZEN agrees to promptly pay to Mona City the cost or repair for any damage done to the premises or any item located therein, or other property located in the building or on the grounds, or for any cleaning cost necessitated by CITIZEN(s) use of the property, to the extent that the cleaning and damage deposit is insufficient to pay for the same.
12. In the event of breach of this agreement, CITIZEN agrees to pay to MONA court costs and reasonable attorney(s) fees incurred in enforcing any of the terms hereof.
13. This document represents the entire agreement between the parties. All prior negotiations, understanding, or agreements are merged herein and superseded hereby.
14. This lease agreement is not-assignable.
15. Waiver on behalf of MONA of any part hereof does not constitute a waiver of any other part or portion hereof.
16. In the event that any paragraph, or portion thereof, is deemed to void, voidable, or otherwise unenforceable, the remaining provisions shall remain in full force and effect.

DATED this _____ day of _____, 20__.

CITIZEN

MONA CITY by:

Mona City Representative