



## COMMUNITY CENTER LEASE AGREEMENT

1. MONA agrees to lease the Community Center Building located at 20 WEST CENTER in Mona City. This lease agreement is not-assignable.
2. **CITIZEN agrees to pay a fine of \$100.00 if the Community Center is left unlocked.**
3. CITIZEN further agrees to pay the cost of any damage that occurs to the Community Center.
4. CITIZEN agrees to a fine of \$250 if Community Center is left unclean, this includes:
  - 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 the terms and conditions of this agreement have been met, including the no alcohol and tobacco requirements.
  - G. That the Cleaning Check List is followed.
  - H. Carpets are to be left clean.
  - I. Do not move decorations (i.e. Christmas Trees).
5. CITIZEN agrees, in compliance with the Utah Indoor Clean Air Act, that no smoking will be permitted.
6. 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.
7. CITIZEN agrees that no animals of any type will be allowed inside the building, except those allowed by code, such as disability service dogs. A fine of \$250 will be charged if this is violated. Service dogs must be cleared by the Mona City staff prior to the event or the fee will be charged.
8. CITIZEN agrees to comply with all laws and regulations and agrees that the building will not be used for any illegal activity. 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.
9. This document represents the entire agreement between the parties. All prior negotiations, understanding, or agreements are merged herein and superseded hereby.
10. 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.