



SONS of ITALY CLUB, INC.
139 Center Street • Southington, CT 06489

LEASED PROPERTY CONTRACT

FUNCTION DATE: _____

FUNCTION TIME: From _____ (a.m./p.m.) to _____ (a.m./p.m.)

TYPE OF FUNCTION: _____

NAME OF LESSEE: _____

TELEPHONE: _____

ADDRESS: _____

MEMBERSHIP: Sons of Italy (yes / no) - NON MEMBER (yes / no)

DONATED EVENT (yes / no) to _____ (Organization)

KITCHEN FEE \$ _____ BARTENDER FEE: \$ _____

FULL LEASE AMOUNT: \$ _____

SECURITY DEPOSIT AMOUNT: \$ _____ RECEIVED ON _____

CASH (yes / no) - MONEY ORDER/ BANK CHECK (yes / no) - # _____

BALANCE DUE: \$ _____ on _____

The LESSEE has read and understood all the provisions of this Contract, agrees to all its restrictions and conditions and assumes full responsibility for the FUNCTION.

LESSEE SIGNATURE _____ DATE _____

REPRESENTATIVE OF LESSOR _____ DATE _____

BALANCE RECEIVED ON: _____ RECEIVED BY: _____

CASH (yes / no) - MONEY ORDER/ BANK CHECK (yes / no) - # _____

DEPOSIT RETURNED ON: _____ CHECK # _____ BY: _____

Sons of Italy Club, Inc., Southington, Connecticut (hereinafter "LESSOR") agrees to lease the second floor hall located at 139 Center Street, Southington, Connecticut (hereinafter "PREMISES") on the FUNCTION DATE, for the FUNCTION and to the LESSEE hereinabove.

Please see reverse for terms, conditions and restrictions.

The FULL LEASE AMOUNT hereinabove is required at the time of the signing of this Contract. **CONDITIONS OF PREMISES:** LESSEE agrees that the PREMISES will be left in the same condition as prior to rental, including cleaning tables, bar area, kitchen and kitchen equipment, if utilized, stacking chairs and removing all trash to dumpsters located in the parking lot. If, following the function, the LESSOR determines that the PREMISES was not left in the same condition as prior to the rental or that damage occurred to the PREMISES, including the parking lot and exterior of the building as a result of the FUNCTION, then LESSOR shall deduct from the SECURITY DEPOSIT AMOUNT the costs to either clean and/or repair the damage to the PREMISES. If the deposit is insufficient to cover such costs, then the LESSEE will be notified and billed for the insufficient amount. If, following the function, the LESSOR determines that the PREMISES was left in the same condition as prior to the rental, then the SECURITY DEPOSIT will be returned to the LESSEE two weeks following the Rental Date. **RESTRICTIONS & CONDITIONS.** The LESSEE agrees to abide by the following restrictions and conditions:

- The use of leased PREMISES is restricted to the second floor hall and does not include any outside facilities.
- No use of thumbnails, pins, staples or nails in the walls or furniture is allowed. No paper is allowed.
- No exotic dancers are allowed on the PREMISES.
- No live indecent dancing or entertainment, male or female, of any kind, whatsoever, is allowed on the PREMISES.
- The use of pools, water balloons or related activities is not allowed on the PREMISES.
- Function attendees will observe parking regulations on the property.
- Function attendees will observe courteous levels of noise on and off the PREMISES.
- The PREMISES shall be vacated on or before the previous stated above.
- Any food or other items abandoned by the LESSEE will be immediately disposed of by the LESSOR following the FUNCTION.
- The LESSEE shall be charged a \$50.00 replacement fee for failure to return hall keys day of the FUNCTION.
- The LESSEE agrees to save the LESSOR harmless from any causes of action, damages, legal fees or costs of any kind due to violations of law, regulations, or ordinance by the LESSEE or FUNCTION attendees. **NO ALCOHOLIC BEVERAGES WILL BE SERVED TO MINORS OR INTOXICATED AND/OR IMPAIRED PERSONS.**

The S.O.I. Board reserves the right to evacuate function if any one of the aforementioned is not abided by and obeyed.

The failure by the LESSEE and/or FUNCTION attendees to abide by and obey any one of the foregoing restrictions and conditions will result in the forfeiture of the SECURITY DEPOSIT AMOUNT.

ENFORCEMENT. If any legal action is required to enforce any provision of this Contract, the LESSEE agrees to pay all attorney's fees and all court costs incurred by the LESSOR.