

RENTAL AGREEMENT FOR GREATER LINCOLN OBEDIENCE CLUB BUILDING

The person signing this Agreement and /or the organization on whose behalf this rental Agreement is being made is hereinafter referred to as Renter, is/are responsible for compliance with this Agreement. Every Renter is required to read and sign this Agreement to rent the GLOC facility.

Carefully fill out the Agreement, and initial at the bottom of each page. The authorized representative of the Renter shall sign and date the Agreement at the end of document. Please Print Clearly.

1. GENERAL INFORMATION

a. Name of Renter: _____

b. Reason for Renting GLOC facility: _____

c. Renter Contact Information:

Name: _____

Phone contacts: _____ (cell) _____ (work) _____ (home)

Address: _____

d. Describe the training and schedule proposed:

Indicate days of the week: Mon Tues Wed Thurs Fri Sat Sun

Class times from beginning to end, including time for set up and clean up:

Beginning _____ AM/PM_ Est. End _____ AM/PM

How may weeks does your class term last? _____

How many persons will be in a class: _____

How many dogs will be in a class? _____

Will minors be present? _____ What ages? _____

Will all minors present be accompanied by an adult? _____

What is your charge per hour person for the proposed training? _____

Do you plan to use the outside training space at the facility? _____

Renter is responsible for supervising all persons and animals at the facility and surrounding property during the Renter's class.

Authorized representative of Renter initial here _____

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2. FEES

GLOC requires a nonrefundable \$100 deposit from the Renter. Fees and deposits charged are at the sole discretion of the GLOC Board. Rental fees and deposit shall be approved by the Board or its designee. Rental fees begin at \$40 per hour for the use of one ring in the building. Rent shall be calculated according to the Renter's proposed use of the facility.

Renter is responsible for payment for any damages to the facility or surrounding properties during the even including lost key or the cost of rekeying the facility arising at any time during and /or arising out of or in any way connected with Renter's use or occupancy of GLOC facilities, including the building, parking lot and adjoining properties.

In the event the facility is left damaged, Renter agrees to pay and shall be charged for any janitorial or repair fees incurred by GLOC as a result of the same. Renter will be billed by GLOC.

Renter shall pay rent for any use of the facility where he or she charges any fee, even a reduced fee, from any individual.

3. INDEMNIFICATION

- a. Renter shall secure and maintain general liability insurance against all losses, costs, expenses, claims, liabilities, actions, or damages, including but not limited to liability for injury to any person or person, or damages to property arising at any time during and /or arising out of or in any way connected with Renter's uses or occupancies of GLOC facilities, including the building, parking lot and adjoining properties. Such policy shall be in the amount of \$1,000,000 per occurrence. Renter shall provide a certificate of insurance from renter's insurance company. Such policy shall name GLOC, its officers, members, and agents as additional insured. A copy of the certificate of insurance shall be attached to this Agreement. The Agreement shall not be in effect until a copy of the policy is attached to the signed Agreement. If such insurance is not in place, Renter will be denied access to the facility for private training.
- b. Renter agrees to hold GLOC, and its Board, members, and agents harmless against all losses, costs, expenses, claims, liabilities, actions, or damages, including but not limited to liability for injury to any person or person, or damages to property arising at any time during and /or arising out of or in any way connected with Renter's uses or occupancies of GLOC facilities, including the building, parking lot and adjoining properties.
- c. Renter shall report any and all incidents, injuries, damages, accidents to the GLOC board that is in any way connected with Renter's use of the GLOC facility within 24 hours. Such report shall in writing and sent to the GLOC presidents at GLOCpresident@gmail.com.
- d. Renter waives any and all right of recovery against GLOC, its officers, members, and agents for any damages, injuries, or losses for fires, floods, earthquakes, civil disturbances, regulation of any public authority, Acts of God, or other causes beyond their control arising at any time during and /or arising out of or in any way connected with Renter's use or occupancy of GLOC facilities, including the building, parking lot and adjoining properties.
- e. Renter waives any and all right of recovery against GLOC, its officers, members, and agents for any damages, injuries, or losses arising at any time during and /or arising out of or in any way

Authorized representative of Renter initial here _____

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connected with Renter's use or occupancy of GLOC facilities, including the building, parking lot and adjoining properties even if GLOC, its officers, members, and agents seek recovery against the renter.

4. CARE OF FACILITIES

Renter is responsible for set up and cleanup of the facilities after each use, including but not limited to restrooms, grounds. Renter shall supervise all persons connected with the classes during the time set forth in this Agreement until all have left the facility and surrounding property. Renter shall clean up the facility and adjacent property at the end of the event and remove any trash generated. Renter shall leave the facility and grounds and fixtures clean and in good working order.

5. GLOC EVENT PRIORITY

GLOC reserves the right to cancel any training session to hold a GLOC club event. GLOC will endeavor to notify Renter of any conflict with Renter's training schedule. Any and all GLOC classes will take priority over any use of the facility by the renter.

6. PROHIBITIONS

Renter shall not move or remove any equipment or fixtures in the building or from the building. Renter shall not touch or move any agility equipment or other dog activity equipment or allow anyone to use such equipment during the event unless there is supervision by the GLOC agility director or his or her designee.

Renter shall not allow any vehicles to be driven on the GLOC property except the parking lot in front of the building.

No food shall be cooked or prepared at the facility.

There will no alcohol served at the facility.

There shall be no gambling at the facility.

No smoking is permitted in the facility.

Dogs are not allowed to urinate or defecate on the lawn to the north of the building that is exercise and class space.

Heat settings on the thermostat are permanently set and may not be adjusted.

7. MISCELLANEOUS

Renter shall pick up after all animals and put all animal waste in designated trash cans per of the City of Lincoln Ordinance.

Renter is responsible for supervising all persons and animals at the facility and surrounding property during the Renter's event.

Renter shall clean up facility after the event and all trash shall be bagged and placed in outside trash bin.

Renter is responsible for checking out the building before leaving to make sure that all water is turned off, lights turned out, fans off, and all doors are locked.

8. TERM OF AGREEMENT

This agreement shall begin on the date that the renter has signed and GLOC has received the deposit, first month rent, and the required certificate of insurance. The Agreement shall terminate in one year.

9. PAYMENT

Renter agrees to pay GLOC \$_____ per month for the described use of the facility. Payment is due by the 5th day of each month.

10. EXTENSIONS OR AMENDMENTS

This Agreement may be extended or amended in writing with a document signed by Renter and approved by the GLOC Board or its designee.

11. TERMINATION

Renter or GLOC may terminate this agreement by providing written notice the other party not less than 30 days before the termination date. Any rent already paid will not be pro-rated or refunded. GLOC reserves the right to terminate the agreement for reasons of business necessity. GLOC reserves the right to terminate the agreement immediately upon written notice for any breach of the agreement or failure to follow the terms set forth or upon discovery of any deviation from the proposed use of the facility as described in this agreement without prior written notice to the board of the change in the proposed use.

12. MEMBER IN GOOD STANDING

Renter shall be a member of GLOC in good standing. This agreement does not apply to personal use of the GLOC facility by the Renter with other members in good standing where no fees are charged by renter or paid to the renter any other individual for the time the facility is in use.

13. Renter shall sign and complete information above the dotted line.

I AM AN AUTHORIZED AGENT FOR THE RENTER SUBMITTING THIS RENTAL AGREEMENT FOR RENTER'S USE OR OCCUPANCY OF GLOC FACILITIES, INCLUDING THE BUILDING, PARKING LOT AND ADJOINING PROPERTIES. I ATTEST THAT THE INFORMATION PROVIDED IN THIS AGREEMENT IS TRUE AND CORRECT. I HAVE READ AND UNDERSTAND THE TERMS OF THIS AGREEMENT AND AGREE TO ALL ITS TERMS AND CONDITIONS OF USE.

Signature: _____ Date: _____

Print name: _____

Address: _____

Telephone: _____

To be filled in by GLOC:

GLOC MONTHLY rental fee for building use: _____

First Month rent: _____

Deposit: _____

Total paid: _____

Certificate of Insurance attached: _____

Approved: _____

Disapproved: _____

Date: _____

BY _____ for GLOC