

SULTAN CLUB
(A Non-Profit Corporation Organized
Under the Laws Of The State Of Ohio)

PREMISES RENTAL AGREEMENT

This Rental Agreement is entered into on _____, 201____,
between **Sultan Club** ("Owner"), whose address is 8959 Dorr St. Toledo Ohio 43617 and
_____ ("Renter"),

whose address is: _____,

and whose telephone # is: (_____) _____.

Recitals:

The Sultan Club desires to rent out the Premises, defined below, and the renting party desires to rent the Premises on the terms and conditions as set forth below.

1. **Rental Agreement.** Owner agrees to rent to Renter the following items and facilities:
(Circle applicable rentals)

Personal Property¹:

Table Cloths

PA System

Real Property²:

Banquet Hall

Outside Facilities

Kitchen

(The above facilities are hereinafter referred to as "**The Premises**"), located at 8959 Dorr St. Toledo Ohio 43617, during the hours of _____ A.M./P.M. to _____ A.M./P.M. on _____, 201____, (the "Rental Date"), for a rental in the sum of \$_____. The rental period includes any setup time for the Renter's event. The rental shall be paid in full at least 14 days before the Rental Date.

Any music (e.g. DJ, live bands, etc..) must promptly cease at _____ A.M./ P.M. Excessive noise from the Renter's event is not permitted. It is the sole responsibility of the Renter to control the sound level of its event, including, but not limited to sounds from music, audiovisual systems, and guests of the Renter. Failure to control the noise level may result in the closing of Renter's event with no resulting refund to Renter by Owner.

2. **Security Deposit/Cancellation/Refund.** Upon the signing of this Agreement, Renter shall pay Owner a security deposit in the amount of \$200.00. The security deposit will be held by Owner as security for the performance of Renter's obligations under this Agreement. Owner may apply the security deposit in whole or in part to remedy any breach of this Agreement by Renter. If all of Renter's obligations are fulfilled and upon the approved inspection of the Premises and Items by Owner after said rental date and event have taken place (to ensure no damage was done to the Premises or Items), the security deposit will be refunded, without interest, within 30 days after the Rental Date. Renter's address set forth above may be used for forwarding the security deposit refund.

Renter shall have the right to cancel this Agreement and receive a full refund of the security deposit by notifying Owner at least 14 days before the Rental Date. If Renter cancels this Agreement at least 7 days (but fewer than 14 days) before the Rental Date, Renter will forfeit the security deposit but will not be liable for the remainder of the rent under this Agreement. If this Agreement is cancelled fewer than 7 days before the Rental Date, Renter will owe the full rent under this Agreement (and Owner may apply the security deposit toward the payment of the rental).

3. **Use and Care of Premises.** Renter will use the Premises in a careful, safe and proper manner; will not commit or permit any damage or waste; will comply with all Rules and Regulations established by Owner; and will comply with all applicable laws. Renter shall not exceed the Premises' maximum capacity of 350 people.

4. **Food and Beverages.** Owner reserves the right to approve all foods and beverages and food and beverage service arrangements to be provided on the Premises. Renter will coordinate its food and beverage needs with Owner at least 14 days before the Rental Date. **Absolutely no pork or pork byproducts or alcoholic beverages of any kind are allowed to be served or consumed on the Premises.**

¹ See pricing worksheet on page 3.

² See pricing worksheet on page 3.

5. **Cleanup.** At the conclusion of the event, Renter will clean up the Premises and return it in the same condition as it was received.

6. **Hold Harmless.** Renter agrees to hold Sultan Club and its members and agents harmless against any damages, losses, costs, liabilities or expenses suffered by Sultan Club, as a result of any personal injury or property damage arising from (a) the use of the Premises by Renter or (b) the negligence or breach of this Agreement by Renter or Renter's employees, contractors, agents or guests.

7. **Access to Premises:** The Sultan Club reserves for its members, representatives, officers, and agents free access and right to enter any portion of the premises.

8. **Decorations:** The only decorations permitted in the Premises are those which may be placed on the floor or on the tables. Renter shall not hang, tape, or suspend decorations from the walls, ceilings, or columns within the Premises without the express written consent of Owner. No candles or open flames are permitted inside the premises at any time. All decorations are subject to the prior written approval of the Owner.

9. **Damage:** Renter is responsible, and upon demand, shall pay Sultan Club for any and all damage to the Premises and all property owned by Sultan Club that arises from or is related to Renter's event.

10. **Acts Beyond Sultan Club's Control:** In the event that the Premises or any part thereof is damaged or destroyed by fire or any cause, or if any casualty or unforeseen occurrence shall render the Sultan Club's fulfillment of this Agreement impossible, then this Agreement shall terminate, and the Sultan Club shall refund to the Renter any rental charge Renter paid to Sultan Club plus Renter's security deposit. These refunds are the sole and exclusive remedy of Renter for the termination of this agreement, and Renter hereby expressly waives any claims for damages or compensation arising from or related to the termination of this Agreement under this paragraph.

11. **Acceptance of the Premises:** Renter agrees that it has inspected the Premises and its equipment and that the same are in proper condition for Renter's event.

12. **Advertising:** Absent express written consent from Sultan Club, Renter shall not distribute, circulate, or permit to be distributed any advertising material in the premises or on any of Sultan Club's property.

13. **Compliance with Laws:** Renter shall comply with all applicable laws and regulations and shall not use or occupy the Premises for any unlawful purpose or permit others to use or occupy the Premises for any unlawful purpose.

14. **Governing Law:** This Agreement shall be governed by the laws of the State of Ohio. The Parties agree that if any provision of this Agreement is held to be invalid or unenforceable, all of the other provisions shall, nevertheless, continue in full force and effect.

15. **Assignment:** This Agreement may not be assigned or transferred without the express written consent of Sultan Club.

16. **Entire Agreement.** This Agreement is the entire agreement between Owner and Renter and supersedes any other representations or understandings.

17. **Modifications:** This Agreement may not be modified or amended except through an express written agreement signed by the parties.

18: **Required Signatures:** This Agreement is not valid unless signed by the President **and** Treasurer of Sultan Club.

Dated as of the date first written above.

OWNER: Sultan Club

RENTER: _____

By: _____
Ghassan Smidi, President

By: _____

and

Title: _____

By: _____
Mohamed Smaidi, Treasurer

Name
(Printed): _____

Pricing Worksheet

Members:

Requested Rentals	<ul style="list-style-type: none"> • \$300.00 banquet hall rental fee (includes use of the TV) • \$200.00 kitchen rental fee (concurrent use with Banquet Hall on Rental Date), • \$200.00 security deposit. • \$_____ PA rental fee • \$5.00 Table Cloth rental fee per table • \$400.00 Outside Facilities: shaded picnic area, outside grills, athletic facilities, & children's playground.
Total:	

Non-Members:

Requested Rentals	<ul style="list-style-type: none"> • \$550 banquet hall rental fee (includes use of the TV) • \$200 kitchen rental fee (concurrent use with Banquet Hall or on Rental Date), • \$200 security deposit • \$_____ PA rental fee • \$5.00 Table Cloth rental fee per table • \$400.00 Outside Facilities: shaded picnic area, outside grills, athletic facilities, & children's playground.
Total:	

Initials of Sultan Club President and Treasurer: _____

Renter's Initials: _____