

## Party Room Rental Agreement

As a condition of our use of the room, we hereby agree to indemnify and hold harmless 30 E. Huron Condominium Association, its agents and employees the Owners of the building for any and all damage done to the furnishings and fixtures in the Party Room by ourselves or our guests during the period of time the room is being used by us.

This indemnification shall also include but not be limited to all costs, expenses, including attorney's fees damages, liabilities and judgments, for personal injuries, including death, resulting there from and for property damage sustained by an person, firm, or corporation whomsoever or whatsoever, caused or alleged to be caused, directly or indirectly, by any act or omission, negligent or otherwise, of the undersigned residents or their guests or invites, as occasioned by the use of the Party Room at 30 E. Huron. The undersigned shall also provide defense for any such action or suit brought against 30 E. Huron Condominium Association, its agents and employees as well as the Owners of the building, and shall pay all costs and expenses of whatsoever nature, including attorney's fees resulting therefrom and in conjunction therewith, and shall pay on behalf of those indemnified under this agreement the amount of any judgments that may be entered against them in any such action or suit.

Management/Maintenance will perform an inspection of the room after the event. Any damages found will be billed to the resident. Upon payment for any damages, the deposit will be refunded.

**Evidence of smoking in the party room will result in a minimum of a \$100.00 charge and possibly, forfeiture of entire Security Deposit plus any additional damages.**

*Only owners and residents of 30 E. Huron Condominium Association may reserve the Party Room. Non-residents cannot reserve the room or make event arrangements. The owner/resident has the sole responsibility for submitting the guest list and deposits required, and are singularly responsible for the conduct of the guests and the condition in which the room is left after the event.*

*No persons under the age of 21 may rent the facilities or use said facilities unless accompanied by an adult at all times. \_\_\_\_\_ (initials).*

1. Guests are not permitted in other areas of the building or fitness room. When leaving the event, guests must do so in a courteous manner so as to not disturb residents of the building.
2. There will be no live entertainment of disc jockeys.
3. The undersigned will assure that his or her guests will be considerate of other residents' right to quiet enjoyment when using the elevators, the lobby, and all other common areas of the building.
4. A guest list must be provided to the doorman prior to the event. Only those persons on the guest list will be permitted into the building.
5. A list of outside contractors (i.e. catering company, servers, cleaning service) must be provided to the doorman prior to the event.
6. The undersigned will reserve elevator time through the management office for any outside contractor (i.e. entertainment, rental company, catering company) needing the freight elevator to transport items to the Party Room.
7. Absolutely no scotch tape or other types of adhesives are to be used on the walls or ceilings.
8. Party Room is camera monitored and recorded at all times.
9. Management reserves the right to enter room at any time. Parties may be terminated due to noise level, misconduct, damage, or for any violation of contract.
10. Plastic liners must be used for all beer kegs to prevent leakage.
11. Guest parking is available for guests in the Fordham garage for a fee.
12. Party Room will be opened by 30 E. Huron staff, prior to reservation and closed at the designated time.
13. Our doormen, maintenance, and management staff have been instructed to terminate any parties disturbing residents or by ignoring the above rules. There will be one noise warning and, if ignored, the party will be terminated. Should the party be terminated by any of the above personnel, my damage deposit will be forfeited.
14. **Rental and Damage Fees: A \$100.00 rental fee for the use of the Party Room will be charged to my monthly assessments.** In addition, I understand that a **\$250.00 damage fee will be added to my monthly assessments in the event any damages occur** in the party room as specified in this agreement.

By checking here, I am acknowledging that I agree to this contract and understand the fee is \$100.00 and I will see this on my assessments. I also agree to all the rules and regulations listed and will take full responsibility in the event any damages occur.