

Tanglewood Estates Homes Association -

CLUBHOUSE AND DECK LEASE AGREEMENT

This lease made and entered upon this _____ day of _____, by and between Tanglewood Estates Homes Association, a not for profit corporation organized and existing under the laws of the state of Kansas, hereafter "Lessor " and (NAME) _____, (ADDRESS) _____, herein after "Lessee" (HOME PHONE) _____. DAYTIME /WORK PHONE _____. EXT# _____.) WITNESSETH: That the Lessee shall lease from the Lessor the Tanglewood Clubhouse, hereinafter, "the facility", for a _____ type of party, meeting or other functions upon the following terms and conditions. Lessee agrees to accept full responsibility for all actions by his/her guests using the facility, and agrees that the facility will not be used for any unlawful purpose. Lessee further acknowledges that he/she is personally liable for all damages which may be sustained as a result of his/her use of the facility or of his/her guests.

Lessee is responsible for locking all doors and setting alarm prior to leaving the building. The motion detectors automatically set at 12 AM (MIDNIGHT). If Lessee is in building after 12 AM and causes the motion alarm to go off, the \$300.00 security deposit is forfeited for costs associated with local police department disarming and resetting alarm. Keys must be returned after the function. They can be dropped in the mail slot in the door after completing the required cleaning of the clubhouse.

This is a non smoking facility. Evidence of smoking in the building or on the deck is cause for forfeiture of \$300.00 security deposit.

The agreed rental for the leased interior and deck of the facility is \$100.00 for 4 Hour Periods,\$200.00 for 8 hours for all day, plus a \$300.00 security deposit. Smoking is not allowed on the deck. You cannot reserve the pool. If any of your party gets into the pool they will be charged with Trespassing and will be prosecuted.

The function shall be held on _____ from _____ to _____ No later than Midnight.

The number of persons attending the function shall be limited to 100 (one hundred) which is the limit of clubhouse occupation. When individuals 18 and under are using the facility, there must be one adult for every ten (10) underage persons present.

Beer or Liquor will/will not be served in the following manner (Bottle/Keg/Glass, etc) _____

Food will/will not be served in the following manner (Buffet, Catered, etc.) _____

Please contact the office to make arrangements for getting the keys and instructions on renting the facility. You cannot enter the clubhouse for setup or other activities prior to your function without prior permission from Tanglewood.

NAME _____

SIGNATURE _____ DATE _____