

**Kinton Grange #562
19016 SW Scholls Ferry Rd
Beaverton. Oregon 97007**

Short-term Rental Agreement

RENTAL DATE(S): _____ TIME: _____ TO _____

PURPOSE OF RENTAL: _____
(Hall may not be used for any other than the specified purpose)

ADULT ASSUMING RESPONSIBILITY FOR THE HALL

NAME: _____ PHONE: _____

ADDRESS: _____

EMPLOYER _____

NAME _____ PHONE _____

ADDRESS _____

INSURANCE CARRIER: _____

POLICY NUMBER: _____

INSURANCE AGENT / PHONE NUMBER: _____

As renters of the Kinton Grange, we agree with the rules on this and any attached pages of rules.

NO ALCOHOL what-so-ever will be allowed on the premises.

NO SMOKING in the hall (all cigarettes will be put into a container outside--**not on the ground**).

NO gum is allowed on the premises.

NO CONNECTING OF ANY KIND TO LIGHTS and/or fixtures.

NO NAILS, STAPLES or TAPE is to be used on the walls, furniture or floor (push tacks may be used on upper hall walls only and removed from walls after use).

NO NAIL, SCREWS, etc to be used anywhere on the building's Interior or Exterior.

NO RUNNING in the hall (upstairs or downstairs)

All paper supplies are the responsibility of the renter.

The hall will be returned to its pre-rental condition (renter acknowledges examination of the hall and premises).

NO FOOD OR DRINK will be allowed in the upstairs hall (on hardwood floors), **including anything in a container.**

NO CANDLES used upstairs on wood floor area.

NO standing or walking on cushions.

Shoes worn on dance floor must be suitable for wooden floors: no clogs, cleats, or shoes that make black marks, **no wet shoes, or anything that will get the floor wet.**

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NO Nails, Staples, Tape or Push Pins is allowed. In Foyer area and stair area going to the basement. And/or the area in basement in lift access and handicap restroom area (New sheet rock area) Only TAC 'N Stik may be used.

Do Not use ladders outside. They are for the wood floor upstairs **ONLY**. They have pads on the bottom of the legs to protect the wood floor. If pads are damaged do not use the ladders.

NO JUMPING from or onto the stage.

Chairs or tables taken out and used must be checked to ensure there are caps on the legs, to avoid making marks on the wooden floor.

(**All folding chairs** removed from the closet must be put back into the closet in same orderly manner.)

User shall limit amplified MUSIC AND/OR NOISE to a level at which an average conversation at three feet can be conducted away from the Grange dance floor -- approximately equivalent to 65dB spl. Under no circumstances should any music or noise be audible from the road.

Any furniture moved will be returned to its original place. Downstairs tables and benches will be returned to their exact places.

NO SITTING ON TABLES

The wood floors will be swept with a dust mop (**(DO NOT use water or any other liquid on the wood floors)**). The wood floor has a special surface for dancing, and is not protected by varnish. When even small amounts of liquid are used to clean a spot, the wax and therefore the slipperiness of the surface are effected. This can result in **serious joint injury** to a fast-moving dancer who finds a sudden resistance in the surface).

All other floors will be swept and wet-mopped (Bathrooms, entry, stairs, eating area & kitchen).

All garbage must be collected; renter is responsible for removing garbage from the premises.

Yard area must be cleaned up by renter to remove any paper or debris accumulated as a result of your gathering.

ACCESSIBILITY: The Kinton Grange is committed to providing accessibility to the Hall for all members of our community. Towards this end, the Hall includes a powered lift which provides stair-free access to the main upper and lower areas. Any renter who uses the Hall for a function that is open to the public must comply with the following:

- 1) During any time that the hall is open to the public, the lift must be powered on and enabled via the switch at the main entrance to the building.
- 2) All entrances to the lift, interior and exterior, must be unobstructed so that a person using a wheelchair can easily reach the entrance, and enter or exit the lift.
- 3) Pathways at least 3 feet wide must be maintained from the interior lift entrances to the main rooms on each floor and to the accessible downstairs restroom.

Violation of any of the above requirements may result in forfeiture of the cleaning and security deposits and/or advance termination of the event in progress.

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LIABILITY: If the use of the Kinton Grange Hall by the renter results in damage to the Hall or any of the contents furnished by the Kinton Grange, the renter shall be liable to the Kinton Grange for the amount of repair to said damage or replacement of damaged items. The Kinton Grange shall apply the damage deposit noted below, up to the amount of damage toward payment of damage. If the amount of damage exceeds the amount of the damage deposit, the renter shall pay to the Kinton Grange the cost to repair or replace damaged items promptly upon demand by the Kinton Grange. If the renter fails to pay the amount when so demanded and the Kinton Grange brings suit against the renter to recover same, the Kinton Grange shall be entitled an award of reasonable attorney fees and costs in such suit, in addition to any court-awarded amount for such damages. If there is no damage or if any damage amount is less than the damage deposit, the Kinton Grange shall return to the renter the damage deposit or portion thereof which is in excess of damage to the Kinton Grange Hall and contents.

The Kinton Grange is to be held harmless with respect to any and all claims and demands that may arise at any time out of the use of the hall by the renter. The renter assumes all responsibility for any claims that arise out of the renter's use of the hall and the surrounding premises.

Renter is required to provide proof of insurance prior to using the hall. (1 Million Dollars)

The Kinton Grange Hall and premises may be inspected by the rental chairman or appointed person at any time during the rental period.

Fees: \$ _____ Rental Fee / Use of the Hall
 \$ _____ Cleaning and Damage Deposit

Rental fees are due two full months prior to the rental date and will be paid in cash or by check to the Kinton Grange for the rental fee, and cleaning and damage deposit.

I hereby agree to the terms listed above:

Signed:

Date: _____

Contacts: Loretta 503-628-1229, Donna 503-628-0873, Harlan 503-628-2242

Updated 10-15-15