

LEASE

UNION ELECTRICAL WORKERS, a Delaware Corporation herein called Lessor, does hereby rent, lease and let use of the Social Hall and adjoining kitchen to: _____, Lessee, for a period beginning no earlier than 10:00 am o'clock on the _____ day of _____, _____ from _____ a.m./p.m. to _____ a.m./p.m. and ending (and to be completely vacated by all persons and their equipment) no later than two (2) hours after the ending time of function.

The total rental charges for such use shall be the sum of **\$800.00**, (for five hours rental). Additionally, a **Security Deposit of \$200.00** must be paid upon execution of this lease. Said \$200.00 security deposit will be refunded to Lessee seven working days after affair, upon hall inspection. **The said rental and security deposit must be paid upon execution of this lease. The balance of said rental and all bar charges must be paid ten (10) working days before date of rental otherwise said deposit shall not be refundable, and the lease shall be automatically nullified and voided.** In instances of cancellation by Lessee, the \$1,000.00 deposit will not be refundable.

Lessee covenants and agrees at its own expenses to provide the services of a LICENSED SECURITY GUARD in and about the premises to maintain order and regulate traffic throughout the entire time Lessee uses the demised premises. Failure to provide such Security Services shall be sufficient cause for Lessor to refuse use of the premises to lessee on effective date of the lease and to void and nullify this lease immediately thereupon, and as liquidated damages and reimbursement of expenses, to retain for its own use one-half of the total amount of the agreed rental, refunding to Lessee the balance, if any, within a reasonable time thereafter.

Lessee covenants and agrees for himself, and/or an authorized agent of the organization, family or other unit, for whose benefit the premises are leased or who actually use them, to assume, all liability for any and all manner of personal injuries to guests, visitors or other occupants of the premises, plus all damage, defacement, breakage, and other impairment to the building, its contents and equipment and surrounding area which may occur from any cause whatsoever excluding none, during the use or occupancy of said premises by Lessee, and Lessee hereby specifically assumes responsibility for all pecuniary loss.

Lessor does covenant and agree at their expense to supply janitorial services, light, heating, and other utilities for the premises hereunder leased.

Lessee covenants and agrees to maintain order at all times upon the demised premises and to be responsible that all guests, visitors and occupants thereof shall not engage in any illegal, improper immodest, or other offensive activities or breach of peace. The Lessor reserves the rights to cancel any and all lease at any time.

Lessee covenants and agrees to not post on any social media sites as way of invitation to event. The Lessor reserves the rights to cancel any and all lease at any time, especially if this occurs prior to event. Should this occur, all fees and Security Deposit will become non-refundable.

Lessee covenants and agrees to adhere to capacity requirements of no more than 250 occupants during event. The Lessor reserves the rights to cancel any and all lease at any time or shut the event down immediately. Should this occur, all fees and Security Deposit will become non-refundable.

Lessor shall be the sole judge, through the discretion of its representatives, of whether or not a violation of this clause has occurred. In the event such violation, Lessor shall have full right and authority to terminate this lease immediately, to remove and expel the occupants of the premises by all legal means, to discontinue the supply of light, heat and other utilities without liability upon Lessor for any consequence thereof.

In addition, one of the following Caterers are to be used when renting the hall: ***Golden Apple Caterers, Delaware Provision Catereres or Sherm's Catering.*** ***If you are using an outside catering company a Delaware Catering license and proof of insurance must be provided upon signature of said lease. Caterers are being asked to visit Union Electrical Workers venue prior to event to demonstrate proper knowledge/use of appliances. Caterers are responsible for clean up, as this will affect the refund of Lessee's Security Deposit of \$200.00.***

Liquor prices are as follows:

Top Shelf \$14.00 per person for the first four (4) hours
\$3.50 per person each additional hour

Bar Stock \$12.25 per person for the first four (4) hours
\$3.00 per person each additional hour

Beer, Soda & Wine \$10.00 per person for the first four (4) hours
\$2.50 per person each additional hour

Soda \$5.00 per person for the first four (4) hours
\$1.00 per person each additional hour

Cash bar \$100.00 set up fee.

(Some type of beverage package has to be purchased in order to use a Cash bar option).

Asti prices are for a case \$175.00 or \$15.00 a bottle

Wine Prices for toast are as follows per case

White Zinfandel \$75.00

Cabernet \$90.00

Rose \$35.00

Chablis \$55.00

Burgundy \$52.00

Any and all beverages consumed on the premises must be purchased through Union Electrical Workers Hall. Failure to abide by this clause will be cause to cancel the affair in its entirety immediately. **DUE TO LICENSE RESTRICTIONS NO BEVERAGES MAY BE REMOVED FROM THE PREMISES OR BROUGHT ONTO THE PREMISES. THE DRINKING AGE IN THE STATE OF DELAWARE IS 21 YEARS OLD.**

Bartender's Service will be \$150.00 (Head Bartender) /\$100 (Bartender) for four hours, plus \$10.00 per Bartender for each additional hour after four. Events up to 100 people require 1 bartender, events of 100-150 people require 2 bartenders and events of 150-250 people require 3 bartenders. Affairs lasting longer than duration of five hours will be billed at a rate of \$120.00 per hour (this includes Hall Rental, Bartenders).

There will be NO CONFETTI USED IN THE HALL. IF CONFETTI IS USED, THERE WILL BE A CHARGE OF \$100.00 FOR CLEAN UP.

The masculine singular as used herein shall include all manners of persons, individuals and corporate, singular and plural.

In WITNESS WHEREOF, the said Lessor and Lessee have hereunto set their hands and affixed their seal this day of, _____ 2023.

UNION ELECTRICAL WORKERS

BY (Signature): _____

LESSEE (Print Name): _____

HOME PHONE NO: _____

WORK PHONE NO: _____

ADDRESS: _____

Date of Function: _____

Name of Function: _____