

CARROLLWOOD RECREATION DISTRICT
Carrollwood Recreation Center
Room Rental Agreement

Carrollwood Recreation District, a special district of the State of Florida organized and existing pursuant to Ch. 99-418, Laws of Florida, hereafter referred to as the "District," and _____, hereafter referred to as the "Lessee," do hereby contract and agree as follows:

1. Room Rental: Lessee hereby rents from the District the following room(s) located within the Carrollwood Recreation Center facility at 3515 McFarland Road, Tampa, Florida 33618, on the terms and conditions set forth herein:
 - _____ Large Room
 - _____ Large Room without dance floor
 - _____ Meeting Room

2. Rental Rates: Lessee rents the indicated room(s) for the following date(s):

The rental period is from 10:30 a.m. to 12:00 midnight on each rental date, unless otherwise authorized in writing by the District.

3. Exclusive Use of Rented Rooms: Lessee shall have exclusive use of the rented room(s) on the rental date(s), along with non-exclusive use of the restrooms, hallways, parking lot and other common areas of the Carrollwood Recreation Center.

4. Security Deposit: Lessee has paid a security deposit in the amount of \$_____, which is subject to refund on a pro-rated basis in the event of cancellation as set forth in the attached Addendum to Rental Contract, the terms of which are incorporated herein.

5. Rent: Lessee has prepaid the rent in full in the amount of \$_____.

6. Occupancy Limitation: Lessee will comply with the maximum room occupancy limitations, as follows:
 - Large Room -- maximum occupancy _____ persons
 - Large Room without dance floor -- maximum occupancy _____ persons
 - Meeting Room -- maximum occupancy _____ persons

7. Compliance with Laws: Lessee will comply with, and ensure that Lessee's guests and invitees comply with, all applicable local, state and federal laws, as well as with the rules of the Carrollwood Recreation District. Lessee will not engage in nor permit Lessee's guests or invitees to engage in any unlawful activity on the District's property.

8. Alcoholic Beverages: The District does not hold an alcoholic beverage license of any type. If Lessee intends to serve alcoholic beverages, then Lessee shall be responsible for compliance with any applicable laws, rules, regulations and license requirements relating to the sale, service or consumption of alcoholic beverages. Under no circumstances will Lessee (a) sell or serve alcoholic beverages to any person not of lawful age, (b) allow any person not of lawful age to possess or consume alcoholic beverages, (c) sell or serve alcoholic beverages to any person whom Lessee knows to be an alcoholic or who is clearly intoxicated.
9. Insurance: Lessee shall have liability insurance and will provide a certificate of insurance naming the District as an additional insured. If the Lessee intends to sell or serve alcoholic beverages, the Lessee's insurance must include liquor liability coverage.
10. Condition of Premises: The rental room(s) will be returned to the District in the same condition as they were delivered to Lessee. All doors and windows will be secured, all lights will be turned off and all furniture, equipment and property brought onto the Carrollwood Recreation Center facility will be removed. The rental room(s) will be cleaned and all debris and trash removed and disposed of properly. The bathroom and kitchen will be cleaned.
11. Forfeiture of Security Deposit: The following will result in the forfeiture of Lessee's security deposit: (a) loss of or failure to return the keys upon completion of the rental; (b) failure to return the rented room(s) in the same condition as they were delivered to Lessee; or (c) damage to any property of the District caused during Lessee's occupancy, whether such damage is caused by Lessee or by Lessee's guests or invitees. In the event any such damage exceeds the amount of the security deposit, then Lessee shall be liable to the District for the full amount of any such damage and shall pay the District the amount by which the damage exceeds the security deposit within 20 days of written demand by the District.
12. Indemnification: Lessee, for itself and its officers, directors, employees, guests, invitees and their respective heirs, successors, and assigns, does hereby agree to hold harmless and indemnify the District, including its directors, officers, trustees, agents and employees, from and against any and all claims of whatever type or nature, whether in contract or in tort, that might arise out of or in connection with this Room Rental Agreement or Lessee's use and occupancy of the rented room(s).
13. Jurisdiction, Venue and Attorneys Fees: Lessee hereby consents to jurisdiction and venue in Hillsborough County, Florida, with respect to any legal action arising out of or relating to this Room Rental Agreement. In any legal action, the prevailing party shall be entitled to recover its reasonable attorneys fees and

costs (whether or not such would be taxable as costs by the court), at all trial and appellate levels, including any bankruptcy proceedings.

CARROLLWOOD RECREATION DISTRICT:

LESSEE:

Full Name: _____

Sign: _____

Date: _____

Address: _____

Phone: _____

OFFICE:

Full Name _____

Sign: _____

Title: _____

Date: _____

CARROLLWOOD RECREATION DISTRICT
3515 McFarland Road
Tampa, Florida 33618
(813) 932-1257

ADDENDUM TO RENTAL CONTRACT

Cancellation of event with less than 4 weeks of scheduled date of event will result in a prorated loss of the Security/Damage deposit. See schedule below for refund amounts:

LARGE ROOM:

- 4 WEEKS OR MORE BEFORE SCHEDULED DATE = FULL REFUND--\$650
- 3 WEEKS OR LESS BEFORE SCHEDULED DATE = 3/4 REFUND-----\$487.50
- 2 WEEKS OR LESS BEFORE SCHEDULED DATE = 1/2 REFUND-----\$325
- 1 WEEK OR LESS BEFORE SCHEDULED DATE = NO REFUND-----\$00

LARGE ROOM w/o DANCEFLOOR:

- 4 WEEKS OR MORE BEFORE SCHEDULED DATE = FULL REFUND--\$300
- 3 WEEKS OR LESS BEFORE SCHEDULED DATE = 3/4 REFUND-----\$225
- 2 WEEKS OR LESS BEFORE SCHEDULED DATE = 1/2 REFUND-----\$150
- 1 WEEK OR LESS BEFORE SCHEDULED DATE = NO REFUND-----\$00

MEETING ROOM:

- 4 WEEKS OR MORE BEFORE SCHEDULED DATE = FULL REFUND--\$250
- 3 WEEKS OR LESS BEFORE SCHEDULED DATE = 3/4 REFUND-----\$187.50
- 2 WEEKS OR LESS BEFORE SCHEDULED DATE = 1/2 REFUND-----\$125
- 1 WEEK OR LESS BEFORE SCHEDULED DATE = NO REFUND-----\$00

Signature_____

Recreation Center Manager

Checklist for Rentals

1. The rental fee has to be given at least a week before the actual rental date to ensure proper processing.
2. Please come by the office at least a day or two to pick up the keys for the event. The office hours are Monday thru Friday from 9am to 1pm. We are closed on Saturdays and Sundays. If the event is during the weekend make sure that keys are picked up that Thursday or Friday.
3. The alarm system code will be given to you the day that you pick up the keys. You are responsible for disarming and arming the alarm during the rental.
4. Ensure that all doors (bathroom doors, outside doors and inside doors) are secured and locked. If not the alarm will go off.
5. Failure to follow these instructions will result in a 50.00 dollar fine if someone has to come to Rec Center to shut off the alarm.

By signing this you are aware of the procedures of renting the facility.
Thanks

signature