

HALL RENTAL AGREEMENT

Circolo Sportivo Itali Americano, Inc. (hereinafter "Owner") agrees to rent the main floor banquet Hall to:

_____ (Hereinafter "The Renter") for the sum of

\$ _____ on _____

From _____ A.M./P.M. to _____ A.M./P.M.

The Renter agrees that it shall be solely responsible for its own food and beverages. The renter agrees that it will require all its guests and participants to fully comply with the liquor laws of the State of Connecticut as they exist at the time of the rental. Serving of alcohol is permitted ONLY at adult function. Consumption of alcohol is limited to the interior of the building

The Renter, upon signing this agreement, shall submit a deposit of \$ _____ to the Owner, in order to confirm a date and time. This deposit is NON refundable.

The Renter agrees that it will limit the number of guests and participants to the room capacity as determined by the Fire Marshall. The Renter will pay the balance of the rental fee in the sum of \$ _____ at least 24 hours prior to the agreed rental date.

NO SMOKING IS ALLOWED INSIDE THE MAIN HALL, BATHROOMS OR HALLWAYS AT ANY TIME.

A representative of the event must meet with a representative of the Owner 24 hours prior to the event to finalize all details.

Commercial use of the hall, rental for money making purposes, gambling, games of chances or seductive entertainment, including bachelor parties, WILL NOT be permitted. Any flagrant misrepresentation by the Renter or attending guest will result in immediate cancellation of the rental agreement and forfeiture of any monies paid.

All decorations shall be limited to the tables only. **ABSOLUTELY NOTHING WILL BE AFFIXED OR ATTACHED TO THE WALLS, THE CEILINGS OR THE OR THE EXTERIOR OF THE WALLS.** Music is not permitted outside of the Hall and restraint should be used in the loudness of the music inside the Hall.

Renter agrees to pay for any damage that may occur during the rental time to the equipment, fixtures or building as a result of carelessness of the renter any of his guest or any sub contractor hired by the renter. (i.e. caterer, D.J etc.)

The Owner reserves the right to cancel this agreement at any time if in the absolute discretion of the Owner the rules and regulations of the Owner are not observed by the Renter or the guests and participants.

The Renter shall secure a host liability insurance at his/her expense for an amount not less than \$ 1 million (1,000,000) per person per incident and shall provide a copy of the insurance binder naming Circolo Sportivo Italo Americano, Inc.

The Owner shall not be liable for the non-performance of this agreement for reasons due accidents, government regulations, national emergencies, acts of God, weather conditions or any other reasonable cause not enumerated here and beyond the control of the Owner which in the Owner's discretion requires the Hall to be closed.

The Renter shall assume all responsibility for any and all physical damage and /or personal injury caused by acts, conduct or omissions by the Renter or its guests or participants and the Renter shall indemnify the Owner harmless there from.

The Renter and/or caterer are responsible for the cleanliness of the kitchen, equipment and floor. No food should be left in the kitchen. Any left over food must be disposed of at the end of the event.

The Owner will not be responsible for the loss or the damage to personal property, furnishings and equipment belonging to the Renter and /or the caterer. All property and/or equipment not belonging to the Owner shall be removed immediately following the event unless arrangements have been made.

Driveways and entrances must be kept clear and unobstructed at all times.

In the event that the Renter breaches this agreement and/or fails to pay any balance due under the terms of this agreement, the Renter will pay the owner all reasonable attorney's fees and court costs incurred by them to enforce the terms of this agreement.

Signed by _____
Renter

Date: _____

Circolo Sportivo Italo Americano, Inc.

BY: _____

Title: _____

Date: _____