

SANLAN RV & GOLF RESORT
COMMUNITY ROOM RENTAL AGREEMENT

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NO SMOKING, NO KEG BEER (INSIDE OR OUTSIDE), **NO CLOGGING** (On dance floor)
NO ADHERING, PINNING OR NAILING OF DECORATIONS.
NO CANDLE WAX DRIPPED ON CARPET
NO FOOD OR BEVERAGES GROUND INTO CARPET OR SPLASHED ON WALLS
NO BALLOONS* *NO CHEWING GUM

CONDITION AFTER USE: Smoking is not permitted in the building. The LESSEE agrees not to nail or tape items to the walls or perform any acts resulting in disfigurement of the premises. It shall be the obligation of the LESSEE not to damage or abuse the property and to ensure that no items - appliances/furniture/fixtures or sound system be removed from the property. THE LESSEE shall wipe off the tables and kitchen counters, pick up food items from the floor, and pick up trash, bag and take trash to dumpster. Vacuuming of the floor by LESSEE is not required.

PETS: No dogs, cats, or other pets are permitted on the premises.

ILLEGAL ACTIVITIES: The LESSEE agrees not to engage in, carry on or permit any illegal activities nuisances on the property and that it will not allow, or permit said property during the term of this LEASE to be used for any business or purpose that is declared illegal by local, state, or federal laws, and will not violate any provisions of the zoning laws of Polk County, Florida,

***Violation of the above will be cause FOR FORFEITURE OF DEPOSIT ***

SECURITY: At Lessor's (Sanlan) discretion, a Polk County Sheriff Deputy may be required for security. Cost of the deputy will be Lessee's (Customer) expense and must be paid *at least fourteen (14) days prior to occupancy of the premises.*

• If alcoholic beverages are to be consumed, LESSEE agrees to be responsible for controlling the **amount of beverages** consumed and the behavior of attendees. No underage consumption of alcohol. LESSEE agrees to hold LESSOR harmless and free of liability with respect to the consumption of alcoholic beverages by invitees of the LESSEE.

I have read and understand the above terms and conditions. LESSEE INITIAL * _____

PRIOR TO OCCUPANCY: Prior to occupancy of the premises by the LESSEE, Sanlan RV & Golf Resort, Inc. agrees to check the air conditioning, plumbing, electrical fixtures, and sound system (if applicable) to ensure that they are in working order. The restrooms and kitchen will be cleaned, and the restrooms equipped with paper towels and toilet paper. The floor for the entire building will be vacuumed and clean. The LESSEE shall have the right to inspect the premises prior to occupancy and agrees to notify the LESSOR of any deficiencies.

PERMITS: The LESSEE shall be responsible for the procuring of all licenses, permits, etc. (if any) pertaining to the activities of LESSEE(S) on the premises.

INDEMNIFICATION: LESSEE agrees to indemnify and hold the LESSOR harmless from ANY AND ALL damages, or injuries sustained by any employees and/or guests of the LESSEE who come upon the said leased premises by reason of the activities of the LESSEE.

LEGAL EXPENSE: Any legal expense caused by the default of the LESSEE shall be that of the LESSEE.

Rates are subject to change without notice. All reservations with deposits will be honored at the quoted rates.

IN WITNESS WHEREOF, the LESSEE and LESSOR have hereunto set their hands and seals to this Lease Agreement

this _____ day of _____ 202

_____ LESSEE (Print Name)	_____ LESSOR' REPRESENTATIVE (Print name)
SIGNATURE: _____	SIGNATURE: _____