

**CITY OF TRIMONT
TRIUMPH HALL RENTAL AGREEMENT
P.O. BOX 405
TRIMONT, MN 56176
507-639-2060**

1. **Today's Date** _____ **Date to be rented** _____.
Approximate hours of use : From _____ To _____ .
2. **Parties:** City of Trimont and _____ (renter).
3. **Rented Property:** The city agrees to rent the Triumph Hall at 546 Main Street East, Trimont.
4. **Rent:** The rent for this is \$ 100.00 , payable upon the signing of the rental agreement. Make check out to the City of Trimont.
5. **Keys:** Keys to the Hall may be picked up beginning at 12:00 Noon on the business day just prior to the rental date. *Keys must be returned no later than 12:00 Noon on the first business day following the rental date.* If keys are not returned by that time, the Triumph Hall will be considered as rented for that day and each day thereafter until the keys are returned, at a rate of \$50.00 per day, due and payable to the City of Trimont.
6. **Cleaning Fee:** Renter shall pay a cleaning fee of \$ **50.00** upon signing of rental agreement. *Those who pay the fee for cleaning are still responsible to take all trash out to the dumpster at the rear of the building immediately following their event.* Renters may choose to clean the hall on their own after use, rather than pay the cleaning fee. Cleaning must be done no later than 12:00 Noon on the day following the rental date and must be completed satisfactorily. If cleaning is found to be insufficient, the deficiency must immediately be corrected or the \$50.00 cleaning fee must be paid.
7. **Damage Deposit:** Renter shall pay a damage deposit to the City of Trimont in the sum of **\$200.00** before using the property. **This payment is to be made as a separate check.** If there is any damage to the rented property, the deposit will be used to pay for the actual damages or replacements. If the key to the property is lost, the renter is responsible for the cost of a new lock on the front door, and the damage deposit shall be used to pay for the replacement. If repair or other costs exceed the deposit amount, the renter is responsible for the full amount. The deposit check will be returned upon completion of a satisfactory inspection of the property following the event.
8. **Sublease:** The renter may not sublease the property without the written consent of the city.
9. **Indemnification:** Key holder agrees to indemnify and hold harmless the city, the city's agents, employees, and members from and against, any claims, damages, losses, and expenses, including reasonable attorney's fees, in case of any and all actions, legal or otherwise, against the city arising out of use of the property. The key holder agrees that if the city is sued by any party or person that claims the city is liable because of this agreement for any reason, the key holder will provide a defense for the city against any such lawsuit, and agrees to pay for the city's attorney's fees if such a lawsuit is brought.

If any court would find that the city is liable to any other party for any reason which results from this agreement with key holder, the key holder agrees to pay the costs of city's liability to the third person that brought the suit. This protection for the city extends to the city's agents, people that work for the city, and members of the city.

10. Policies: Renter agrees to follow any and all hall rental policies. See separate list of policies and rules.

11. Alcohol: If you plan to hire a licensed vendor to sell alcohol at your event, please list the vendor here _____ .

The use of alcohol must be pre-approved by the City of Trimont. Any licensed vendor hired to serve alcohol must have the Triumph Hall listed on their liquor liability insurance policy. Proof of this coverage must be provided to the City prior to the event. Alcohol may be sold until 12:30 A.M. only, on all days except Sunday.

Alcohol may not be sold by anyone other than a licensed vendor. **NO KEGS ALLOWED.**

Signed By Tenant:

Signed By City:

Signature & Date

Signature & Date

Print Name

Title

Contact Phone Number

RENTAL RATES:

Non-Profits: No charge for rental and no damage deposit.
\$50 cleaning fee (no charge if group cleans after event).

This includes - but not limited to – The Red Cross, Legion and Legion Auxiliary, Chamber of Commerce, and other groups holding events to raise money such as for someone who is ill. The City Council reserves the right to make this determination on a case-by-case basis.

Other Rental: \$100.00, plus \$50 cleaning fee (no charge if group cleans after event) and **\$200 refundable damage deposit.**