

# RENTAL AGREEMENT

BETWEEN:

SUNSHINE COAST SALMONID ENHANCEMENT SOCIETY  
4381 Parkway Drive, Sechelt, B.C. V7G 0G8 (the "Society")

AND:

of \_\_\_\_\_ (the "Renter")

The Society agrees to rent the general purpose building it owns at the Chapman Fish Hatchery (4381 Parkway Drive, Sechelt, B.C. V7G 0G8) (the "Building") to the Renter on the following terms and conditions:

DATE OF EVENT: \_\_\_\_\_

TYPE OF EVENT: \_\_\_\_\_

TIME OF EVENT: START: \_\_\_\_\_ am/pm and END: \_\_\_\_\_ am/pm

AMOUNT OF RENT: \$100.00 (full day) \_\_\_\_\_ \$75.00 (6-10 pm) \_\_\_\_\_  
\$60.00 (half day under 5 hrs) \_\_\_\_\_

SECURITY DEPOSIT: \$100.00

NUMBER OF ATTENDEES (including instructors, guests, assistants) \_\_\_\_\_

Use of Proxima overhead projector is requested at \$25/day: yes \_\_\_\_\_ no \_\_\_\_\_

## Use of the Building

**The maximum number of occupants permitted at any time is 35.** The Building is to be used for Renter's Event purposes only and the Renter's use cannot be given to any other party. A representative of the Society will meet the Renter at the Building at a pre-arranged time to unlock the Building. The kitchen area in the Building is not to be used for food preparation, except for using the coffee urn and kettle; no dishes are provided by the Society. All food must be brought in or delivered by a caterer. The Renter must provide their own cups, coffee, tea, bottled water or other refreshments. No alcohol is permitted anywhere on the Society's lands nor in the Building without prior notice to the Society nor without the Renter having obtained any required permits, copies of which are to be provided to the Society on request. The garbage of Event attendees must be disposed of, off site, by the Renter; there is no garbage receptacle on site for Renters' use. Smoking is permitted only in the designated smoking area outside of the Building. Renter is responsible for the conduct of its

representatives and all attendees, as well as any damage to the Society's site, equipment, other improvements, or the Building by the Renter, its representatives, attendees or anyone else for whom the Renter is responsible. Agents, employees or volunteers of the Society's may be present in or around the Building at any time and may verify occupancy or Event times. There are **7 tables and 46 chairs** in the Building available for the Renter to use and Renter is to lock the Building before leaving after the Event. If the Renter does not vacate the Building by the end time stated above, the Society may render an additional charge. If the Renter does not leave the Building broom clean and remove all garbage, a \$40.00 cleaning fee will apply.

#### Security Deposit, Paying the Rent

The security deposit is payable when this Agreement is signed. The whole amount of the rent is payable at least 5 business days before the Event and if the Society is notified of an Event cancellation by Renter no less than 5 business days before the Event was scheduled, the security deposit and any rent paid will be refunded. If notice of cancellation is given within 4 days of the Event, any rent paid will be refunded, but the security deposit will not be refunded. If there is no notice of cancellation or the notice is not given at least 2 days before the Event, no security deposit refund or rent refund will be given. The security deposit will be returned, or notice if it is partially or wholly to be paid to the Society will be given by the Society within 5 days of the end of the Event.

#### Insurance

Renter is responsible for ensuring it has adequate insurance coverage. The Society will maintain its own insurance coverage for its site, Building and general comprehensive liability coverage.

#### Indemnity, Release and Waiver

The Renter indemnifies the Society, its directors, officers, employees, agents, volunteers or anyone else acting on its behalf of and from any and all liability, cost, damages, actions, causes of action and expenses whatsoever incurred by the Society, directly or indirectly, which may arise out of the Renter's use of the Society's land, Building, other improvements or equipment, except if the claim or damage was caused by the negligent act or omission of the Society or anyone else acting on its behalf. The Renter waives and releases the Society, its directors, officers, employees, agents and volunteers or anyone else acting on its behalf from and against any and all claims of liability for death, personal injury or property damage of any kind or nature whatsoever, whether connected directly or indirectly, in any way with its use of the Society's land, Building, other improvements or equipment.

#### General

This Agreement is binding on the parties' respective heirs, estates, successors and assigns. If any part of this Agreement is found to be void or unenforceable by a court, the rest of the Agreement will not be

affected. If there is more than one Renter, they are jointly and severally responsible. Safety use, occupancy rules and the Society's emergency contact information are posted in the Building. This Agreement may be signed and delivered by fax or email and such signing and delivery will be valid and binding on the undersigned.

DATE: \_\_\_\_\_, 20\_\_\_\_\_

Sunshine Coast Salmonid Enhancement Society

Per:

\_\_\_\_\_  
Authorized Signatory

\_\_\_\_\_  
Renter

\_\_\_\_\_  
Renter

Renter #1

Contact name: \_\_\_\_\_

Home phone: \_\_\_\_\_

Cell phone: \_\_\_\_\_

Renter #2

Contact name: \_\_\_\_\_

Home phone: \_\_\_\_\_

Cell phone: \_\_\_\_\_