

ARDEN WOOD LEASE AGREEMENT
Social Room

THIS LEASE AGREEMENT, made and entered into this date _____, by and between the Arden Wood Homeowners Association, a non-profit corporation of the Commonwealth of Pennsylvania, of the Borough of Lancaster Township Butler County, Pennsylvania, as the "Lessor,"

AND

_____, the Association Member, as the "Leasing Parties" whose address is _____ and telephone number is _____.

WITNESSETH:

1. The Arden Wood Homeowners Association does hereby lease, and the Leasing Parties do hereby accept for rental, the Clubhouse Social Room of Arden Wood, for the date(s) of _____ and for the purpose of _____ and for no other purpose, from _____ AM/PM to _____ AM/PM for the total charge of \$100.00 plus a refundable cleaning and damage deposit of \$100.00. (Separate checks please) Approximately _____ guests are expected.
2. The leasing parties understand and agree they can utilize the cement pads outside the social room in front of the doors to the social room. You also can utilize the patio under the roof.
3. The leasing parties understand and agree they **DO NOT** get to utilize the pool or pool furniture with the rental of the social room. If you do you **WILL FORFEIT** your deposit and be **CHARGED** an additional fee of \$250.
4. The leasing parties understand and agree that there shall be no public document intended for the solicitation of paid attendance which make reference to Arden Wood, either as to location, address or Leasing Parties visiting the leased premises, parking area, or plumbing facilities or be in, on, or about the same where such loss, injury death or damage may be caused by and in any way result from or arise out of any act omission or negligence of Leasing Parties or Leasing Parties visitors.
5. Lessor shall not be liable for any loss, injury, death or damage to persons or property which at any time may be suffered or sustained by Leasing Parties visiting the leased premises, parking area, or plumbing facilities or be in, on, or about the same where such loss, injury death or damage may be caused by and in any way result from or arise out of any act omission or negligence of Leasing Parties or Leasing Parties visitors.

6. The Leasing Parties hereby acknowledge that they shall utilize the leased premises solely for the purpose stated; that they are to provide proper supervision including but not limited to lifeguards with appropriate water safety instruction certificates; and that Lessor has no duty to surveil or review the activities of the Leasing Parties, their agents or their visitors.

7. The Leasing Parties jointly and severally do hereby agree to hold harmless, the Arden Wood Homeowners Association from any claim or demand which may be made arising out of, or by reason of any cause whatsoever, from the use of the premises and shall indemnify the Arden Wood Homeowners Association from any liability to any person for injury or property damage.

8. The Leasing Parties at their own expense, at all times during the term of the Lease shall maintain and enforce a policy or policies of insurance which will insure Lessor against liability for injury to or death of a person or loss of damage to property occurring in or about the demised premises including parking lot and plumbing facilities.

9. Leasing Parties are responsible at their own expense for any and all damage done to the Clubhouse, Social Room and/or Pool area, including but not limited to: furniture, carpet, appliances, pool cover, etc. See attached Clubhouse/Pool rental information for specifics. Leasing party is responsible for cleaning up after their use of the space. Any trash is to be removed and disposed of in the dumpster, if left behind at the Clubhouse Social Room. A \$50 fee will be withheld if trash is left at the Clubhouse Social Room the date of the event – no exceptions.

10. The Leasing Parties and guest(s) agree to be out of the Clubhouse Social Room by Midnight and Lessee or guest(s) are not permitted to occupy the Clubhouse Social Room for overnight lodging.

Signature of Renter

ARDEN WOOD HOMEOWNERS
ASSOCIATION

_____ BY: _____
Association Member Leasing Clubhouse Social Room

DATE KEY RECEIVED: _____

initial: _____

DATE KEY RETURNED: _____

initial: _____

DATE DEPOSIT RETURNED: _____

initial: _____