



2023 / 2024 Rental Agreement

Date of Agreement: _____

Lessee: _____

Contact Person: _____

Address: _____

Phone/Cell: _____

Email: _____

Driver's License: _____

LESSOR:

ALLIANCE FIRE & RESCUE SERVICES, INC.
201 W BROADWAY
RED LION, PA 17356
717-244-8811

Venue:

☐ Fireside at Fiddlers – 1446 Main St Ext, Brogue, PA 17309

☐ Leo Hall – 201 W Broadway, Red Lion, PA 17356

Rental Date(s) of Use

Rental Date	Time Open	Time Closed	Special Comments:

All events will not last later than 11:00pm

Function:

☐ Wedding
 ☐ Reception
 ☐ Party
 ☐ Anniversary
 ☐ Baby Shower
 ☐ Other: _____

Fireside at the Fiddlers – maximum 300-person capacity (Downstairs 80-person capacity) – 1 day = use for 12 hours (may be split up over 3 consecutive days)

_____ **Option 1** – One (1) day rental - includes use of upstairs and downstairs rooms, kitchen, ceremony site and outside cold room. Choice of round or rectangle tables with chairs. Includes use of outdoor grounds, lighted patio and fire pit. If capacity exceeds 300 people, outdoor restrooms must be supplied.

Rental cost - \$2,000.00	
Security Deposit 30% - \$600.00	

_____ **Option 2** – Two (2) day rental - includes use of upstairs and downstairs rooms, kitchen, ceremony site and outside cold room. Choice of round or rectangle tables with chairs. Includes use of outdoor grounds, lighted patio and fire pit. If capacity exceeds 300 people, outdoor restrooms must be supplied.

Rental cost - \$4,000.00	
Security Deposit 30% - \$1,200.00	

_____ **Option 3** – Three (3) day rental - includes use of upstairs and downstairs rooms, kitchen, ceremony site and outside cold room. Choice of round or rectangle tables with chairs. Includes use of outdoor grounds, lighted patio and fire pit. If capacity exceeds 300 people, outdoor restrooms must be supplied.

Rental cost - \$6,000.00	
Security Deposit 30% - \$1,800.00	

_____ **Option 4** – Downstairs only rental – one (1) day rental – includes the use of downstairs room and kitchen, along with rectangle tables with chairs.

Rental cost - \$400.00	
Security Deposit 30% - \$120.00	
Add outside cold room - \$100.00	

Leo Hall – maximum 200-person capacity

_____ **Option 1** – One (1) day rental - includes use of room, round or rectangle tables with chairs and kitchen.

Rental cost - \$840.00	
Security Deposit 30% - \$252.00	

_____ **Option 2** – Two (2) day rental - includes use of room, round or rectangle tables with chairs and kitchen.

Rental cost - \$1,155.00	
Security Deposit 30% - \$347.00	

Add-on Options

Add 3-hour day before set-time - \$175.00	
Kegeator Rental - \$100.00	
Bingo Machine & Sound System - \$125.00	

Security Deposit and 50% of rental cost must be received at signing of the contract to secure the desired date and times. Security Deposit will be refunded to Lessee within 30 days after rental, given there is no damage and appropriate clean up by Lessee.

Rental Refunds:

60 days or less	No refund
90 days	50% refund
120 days	Full Refund

Intending to be legally bound, Lessee and Lessor agree as follows:

Cost of Rental: \$ _____

Security Deposit: \$ _____

Total Cost of Rental \$ _____

Total due at signing of contract:

½ Cost of Rental & Add-ons: \$ _____

Security Deposit: \$ _____

Down Payment Total \$ _____

Receipt of Insurance Certificate per Rule #15 Insurance Carrier _____ Date _____

Payment Received: \$ _____ Date: _____

Cash - Check - Credit Card - * Credit card fee of 3% will be added to all credit card charges.

Balance Due: \$ _____ Due Date: _____

LESSEE: _____ Print Name: _____ Date: _____

LESSOR: _____ Print Name: _____ Date: _____

Premises Rules and Regulations

1. The Lessor is not responsible for any injuries to persons or loss/damage of personal property brought into the premises.
2. Handicap parking is available at each location. Please note that in the event of an emergency call the firefighters may park in this area causing cars to be blocked in.
3. The Premises shall be cleaned and restored (the way you found it) by the end of the rental period. All events will not last later than 11pm. Lessee will have the rental cleaned up and exit the premises by 11pm.
4. All items brought into the premises by the Lessee must be removed prior to the expiration of the rental period.
5. All trash will be removed by the Lessee in all areas of the facility (including hall, kitchen, and bathroom) and placed in dumpster located in parking lot.
6. Lessee shall be responsible for repair or replacing any missing items or damage to the premises, including materials and labor.
7. Decorations may not be taped (unless you use painters' tape) to any wall, pole or ceiling. All decorations used must be removed prior to the end of the rental period.
8. Lessor will not be responsible for any food prepared or storage of any food or any decorations.
9. No one under 18 years of age is permitted to be in the kitchen or use any items in the kitchen.
10. No illegal drugs are permitted on the premises and no underage drinking will be permitted. Please remember to drink responsibly.
11. All AFRS properties are SMOKE FREE FACILITIES and there is no smoking permitted inside buildings. Smoking receptacles have been placed outside of the facility to place discarded cigarette butts.
12. No one is permitted to touch the thermostats. They will be set at a normal comfort zone.
13. Doors to the facilities may not be propped open unless it is at the beginning or end of the rental period to unload and clean up. Any doors found propped open during the event will result in forfeit of security deposit.
14. Lessor's representatives reserve the right to enter the premises at any time during rental to determine if rental terms are being observed by the Lessee. These representatives have the authority to terminate the rental at any time if the rules and regulations are not followed or there is inappropriate behavior. In such a case, no portion of the payment or security deposit will be refunded to Lessee.
15. Premises are subject to video surveillance at all times. All AFRS properties are video recorded and AFRS reserves the right to use the videos to prove misuse/conduct not allowed of the Lessee. The AFRS video surveillance system policy can be made available for the Lessee to review upon request.
16. Indemnification (Needed only if "all property" is rented) – Lessee shall indemnify, defend and hold harmless Lessor from any and all injuries, damages, costs or expenses arising out of or related to this Rental Agreement, including damage to persons, personal property, or the

premises. The Lessee will hold a liability insurance policy (that names AFRS as beneficiary) when an “all Property” rental is used.

17. Improper Uses – Lessee shall not violate any law, regulation, or ordinance during use of the premises, nor do anything in or about the premises or use the premises in any manner that will contravene or affect any policy of insurance against loss of fire or other hazards, or public liability, now existing or which the Lessor may hereafter place thereon, or that will prevent Lessor from procuring such policies. Lessee agrees not to do any activities in or around the premises that could harm anyone or damage any property. Lessee agrees not to use the premises for any unwholesome, noisy or immoral purpose. Any such use by Lessee for which Lessor receives a complaint may result in termination of the rental, without refund of any payment, and the refusal to rent to the Lessee in the future.
18. Miscellaneous – Any disputes shall be brought before the Court of Common Pleas for York County, Pennsylvania, and the parties submit to the exclusive jurisdiction of the Court. If the Lessor is required to take any action to enforce its rights hereunder, the Lessor shall be entitled to recover all costs incurred, including reasonable attorney’s fees. Pennsylvania law shall govern. This contract contains the final and entire agreement between the parties, and it shall not be amended except in writing signed by the Lessor and Lessee.

If at any time during the rental period there are questions or concerns and there is not an AFRS member present, please call:

Persons at numbers listed on the Renters Events Checklist, located on the refrigerator.

The undersigned hereby agrees to the terms and conditions of this contract and agrees to obey the “Premise Rules and Regulations”. Failure to comply will result in forfeiting the payment used to rent the premises.

LESSEE: _____ Print Name: _____ Date: _____

LESSOR: _____ Print Name: _____ Date: _____



The undersigned understands and agrees that Alliance Fire and Rescue Services (AFRS) is not required to provide insurance to cover the undersigned or any of the guests or visitors in the event they suffer illness, injury, death, property loss, theft, or damage of any sort upon, or about the premises or facilities being rented from AFRS.

THE UNDERSIGNED HEREBY ASSUMES FULL RESPONSIBILITY FOR, AND RISK OF ILLNESS, INJURY OR DEATH TO THE UNDERSIGNED OR ANY PERSONAL GUEST OR VISITOR WHILE IN OR ABOUT AFRS FACILITIES.

The undersigned further expressly agrees that the foregoing assumption of risk, release and waiver of liability, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Pennsylvania, and that if any portion thereof is held invalid, it is agreed the balance shall, notwithstanding, continue in full force and effect.

As the undersigned, I HAVE CAREFULLY READ AND VOLUNTARILY SIGN THIS ASSUMPTION OF RISK, RELEASE AND WAIVER OF LIABILITY, AND INDEMNITY AGREEMENT AND FURTHER AGREE THAT NO ORAL REPRESENTATIONS, STATEMENTS OR INDUCEMENT APART FROM THE FOREGOING WRITTEN AGREEMENT HAVE BEEN MADE.

I AM AWARE THAT BY AGREEING TO THIS AGREEMENT I AM GIVING UP VALUABLE LEGAL RIGHTS, INCLUDING THE RIGHT TO RECOVER DAMAGES FROM AFRS IN CASE OF ILLNESS, INJURY, DEATH, OR PROPERTY LOSS OR DAMAGE, INCLUDING, FOR THE AVOIDANCE OF DOUBT AND WITHOUT LIMITATION, AT ANY FACILITY OR PROGRAM, AND ANY ILLNESS, INJURY OR DEATH RESULTING THEREFROM. I UNDERSTAND THIS DOCUMENT IS A PROMISE NOT TO SUE ANY MEMBER OR AFRS AND RELEASE OF ALL INDEMNIFICATION FOR ALL CLAIMS.

I ALSO UNDERSTAND THAT THIS AGREEMENT APPLIES NOT ONLY TO ADULTS, BUT ALSO TO ALL CHILDREN IN ATTENDANCE AT THE EVENT BEING HELD BY ANYONE ON AFRS PROPERTY OR WITHIN THE COMMUNITY WHERE AFRS MAY BE PARTICIPATING IN A COMMUNITY EVENT.

I HAVE READ AND UNDERSTAND THE TERMS OF THIS ASSUMPTION OF RISK, RELEASE AND WAIVER OF LIABILITY, AND INDEMNITY AGREEMENT AND ITS TERMS.

LESSEE: _____ Print Name: _____ Date: _____

ORGANIZATION NAME: _____

EMERGENCY CONTACT NAME: _____ NUMBER: _____

LESSOR: _____ Print Name: _____ Date: _____