



CARVER SENIOR SERVICES

Room Rental Tenancy Agreement

THIS LEASE dated this _____ day of _____, 20____
BETWEEN:

Carver Senior Services

-AND-

Address:

(The “Tenant”)

IN CONSIDERATION OF the Carver Senior Services leasing certain premises to the Tenant, the Tenant leasing those premises from the Carver Senior Services and the mutual benefits and obligations set forth in this Lease the receipt and sufficiency of which consideration is hereby acknowledged, the parties to this Lease agree as follows:

Leased Premises

1. The Carver Senior Services agrees to rent to the Tenant the premises municipally described as Room Number: _____; (The ‘Premises’) for use as Room Rental premises only. Neither the Premises nor any part of the Premises will be used at any time during the term of this Lease by Tenant for the purpose of carrying on any business, profession, or trade of any kind, or for the purpose other than as a meeting place (to include celebratory functions).
2. No pets or animals are allowed to be kept in or about the Premises.
3. Subject to the provisions of this Lease, the Tenant is entitled to the exclusive use of the parking lot on the Premises lot and surrounding public street. Only properly insured motor vehicles may be parked in the Tenant’s space.
4. The Carver Senior Services agrees to supply and the Tenant agrees to use and maintain in reasonable condition, normal wear and tear excepted, the following furnishings: Renter is responsible for the “set up” and “tear down” of all rented rooms. Renter is responsible for the “clean up”: of all rented rooms, i.e. removing all trash and utensils; cleaning all tables, chairs, and all items etc. used; mopping the floor as needed and returning all furnishings to its original condition.

Term

- 5. The term of the Lease commences at _____ (Time): on (Date) _____ and ends at _____ (Time): on (Date) _____ .
- 6. Notwithstanding that the term of this Lease commences on _____, the Tenant is entitled to possession of the Premises at _____ (Time): on (Date) _____.

Rent

- 7. Subject to the provisions of this Lease, the rent for the Premises is \$ _____ per hour.
- 8. The Tenant will pay the Deposit at least 2 weeks in advance of the function in order to hold the room. Fifty percent of the deposit is forfeited if the event is cancelled. Payment of the room rental is due the day before the function.
- 9. The Tenant will be charged an additional \$50.00 for every 30 minutes over the rental time. Late charges WILL NOT be pro-rated.

Security Deposit

- 10. On execution of this Lease, the Tenant will pay the Carver Senior Services a security deposit of \$50.00 (the 'Security Deposit').
- 11. The Carver Senior Services will return the Security Deposit after inspection of the premises and no more than 5 business days after the function.
- 12. In the event CSS has to make refurbish the premises, the entire amount of the security deposit will be forfeited.

For the purpose of this clause, the Carver Senior Services may charge the Tenant for professional cleaning and repairs if the Tenant has not made alternate arrangements with the Carver Senior Services.

- 13. The Tenant may not use the Security Deposit as payment for the Room Rental.

Inspections

- 14. The Carver Senior Services and the Tenant will complete, sign and date an inspection report at the beginning and at the end of this rental.

Additional Provisions

- 15. _____

16. The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or check returned by the Tenant's financial institution.

IN WITNESS WHEREOF _____ has duly signed and Carver Senior Services has duly affixed its signature by a duly authorized officer on this _____ day of _____, 2007.

Carver Senior Services

Per: _____

And

Tenant: _____

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the Tenant and the Carver Senior Services on the _____ day of _____, 20____.

Carver Senior Services
Address: 504 S. E. 8th Street
Evansville, IN 47713
Telephone: 812-402-3170 Fax: 812-402-3171