

LISBON OPERA HOUSE LEASE AGREEMENT
ALCOHOL EVENT

THIS AGREEMENT is made this _____ day of _____, 20____, BETWEEN the Lisbon Opera House Foundation, 413 Main Street, Lisbon, North Dakota

as lessor. AND _____, of
 address _____ as lessee.

The Lessor, in consideration of the rents and agreements, hereby leases the Lisbon Opera House Auditorium and adjacent rooms located on the second floor, for the term of dates

_____.

and for the purpose of _____.

Rent and usage for occupation of these premises shall be in the amount of \$200 per day plus actual heating and cooling costs based on meter readings. Electric and propane costs will be calculated post event.

Per day fee of \$200.00 X number of days _____.	\$ _____
Refundable deposit.	\$ <u>150.00</u>
Heating and cooling expenses: minimum \$25 (weather extremes could add more)	\$ _____
If using Opera House Audio/Visual equipment - \$25 added fee.	\$ _____
\$25 per day late Key return fee	\$ _____
 Total	 \$ _____

- Lessee may not reassign this lease without the written consent of Lessor.
- Lessee shall return premises as received, allowing for reasonable use and wear. See cleaning check-list.
- No open flame/candles are allowed in the Opera House.
- No tape on walls or surfaces, no nails in walls, woodwork or flooring.
- **Stairways and emergency exits must not be blocked.**
- Should alcoholic beverages be used on the premises, all city, state and federal laws must be followed.
- Lessee shall be liable for any and all occurrences and claims for accidents or other problems which occur while leasing the building.
- Lessee shall obtain a reasonable amount of insurance coverage for any possible accidents or claims naming lessor as additional insured.

Agreed upon: LESSOR (board member)
 Lisbon Opera House Foundation
 Ransom County, North Dakota

LESSEE

Signed: _____

Signed: _____