

# Colonies Swim and Tennis Club Clubhouse Rental Agreement

THIS LEASE, made on \_\_\_\_\_ (month/date/year), by and between The Colonies Swim and Tennis Club, Inc., hereinafter to referred to as **Lessor**; and \_\_\_\_\_, hereinafter referred to as **Lessee**:

### WITNESSETH:

The Lessor demises and lets to the Lessee, and the Lessee hires and takes from the Lessor, the following described leased premises upon the terms and conditions hereinafter set out, to wit:

1. Leased Premises:

COLONIES CLUBHOUSE/POOL FACILITY OF  
THE COLONIES SWIM AND TENNIS CLUB, INC.  
2801 CAUSEWAY DRIVE  
HENRICO COUNTY, VIRGINIA

2. Term: This lease shall continue for the term of \_\_\_\_ hours commencing at \_\_\_\_ am/pm and expiring at \_\_\_\_ am/pm on \_\_\_\_\_ (month/date/year) for the purposes of \_\_\_\_\_. The estimated number of attendees (including those organizing the event) \_\_\_\_\_.
3. Rent: The Lessor reserves and the Lessee promises to pay, rent for the term of the lease in the amount of \_\_\_\_\_, (\$\_\_\_\_\_), which rent shall be payable upon execution of the lease and shall be refundable only upon one month's notice of cancellation.
4. Security deposit: Lessee shall pay to Lessor a security deposit in the amount of

Swim and Tennis Club Members: \$150.00

Non Club Member sponsored by member: \$150.00

Club Members Name: \_\_\_\_\_

Club Member's Address: \_\_\_\_\_

Club Members phone number: \_\_\_\_\_

Non Club Non Sponsored member: \$300.00

Payable in order to secure the date of event, which sum shall be held by Lessor as security for the performance of the Lessee of the covenants and conditions.

5. Use of the premises: Lessee shall use (the clubhouse only and no other facility) or (the pool only and no other facility) or (the clubhouse and pool) during the term of the lease. Lessee covenants do not permit, cause or commit the violation of any applicable federal, state or local laws, ordinances, statutes or regulations during said term and not to carry on, or permit others to carry on, any activities which would constitute a nuisance or which would in any manner interfere with the quiet peaceful enjoyment by others occupants of adjoining, adjacent, or nearby premises.
6. If Lessee anticipates that alcohol will be present at the clubhouse during the term of this Lease, Lessee is responsible for consulting with the Virginia ABC and obtaining any necessary license at

Lessee's own cost. Information is available at <https://www.abc.virginia.gov/licenses/get-a-license>. Lessor is not responsible to the Lessee or any other person for any loss, injury, or damages that may result from Lessee's failure to obtain proper licensing from the Virginia ABC.

7. Assumption of Risk by Lessee: The Lessor, its employees and agents, shall not be liable to the Lessee or any other person before, during or after the term of this lease by permission or sufferance of the Lessee for any loss, injury to person or damages to property caused by, resulting from or connected with the leased premises or any present or future defect or condition therein, or resulting from the use or occupation thereof during the said term; whether such loss, injury or damage is caused by defect or condition apparent or not and even though known to the Lessor and undisclosed to the Lessee: and the Lessee hereby covenants and agrees to save harmless the Lessor, its agents and employees, from any and all demands, claims, actions, damages cost and expenses, for any loss, injury to person or damage to property to the Lessee or to any person resulting from or connected with the leased premises during the term of this lease.
8. Entry for Inspection: Lessor, or its designated agent, shall have the right to enter upon the leased premises at all reasonable times during the term of this lease for purposes of inspection.
9. Assignment and Subletting: Lessee (if a member) must be in good standing of the Colonies Swim and Tennis Club, Inc., and all Lessees member or not shall not make any other assignment of this lease or of any of the Lessee's rights hereunder, not shall Lessee sublease or sublet the leased premises.
10. Destruction of the Premises: If before, during or after said term, the leased premises shall be damaged or destroyed by the Lessee or any person on the premises with Lessee's permission, Lessee shall be responsible for restoration of property to a condition fit for such use and restoration shall be made with reasonable promptness.
11. Notices: Any notice to be given by the Lessor or by the Lessee may be given in writing, personally or by mail addressed to the Lessor at the place where the rent is payable, and the date of mailing, as evidenced by the United States Postal Service, shall be the effective date of the giving of such notice.
12. Other conditions:
  - No music be played outdoors after 11:00 PM EST
  - Premises must be cleaned including removal of trash to outside designated area and premises vacated by contracted time. By 1 AM EST if a Friday, Saturday or Sunday rental.
  - Any decorations to be hung must be attached via tape to woodwork only and all decorations and helium balloons must be removed at end of lease.
  - Dripleless candles only permitted within the clubhouse.
  - Lessee may not use gas fireplace or gas grill.
  - No use of tennis court is permitted.
  - Any additional conditions:

WITNESS the following signatures and seals:

\_\_\_\_\_ (seal)

The Colonies Swim and Tennis Club,

\_\_\_\_\_ (seal)

Lessee

Home or Cell phone number \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_