



## Commercial Lease Agreement VFW Post #3128

This lease agreement is made on this \_\_\_/\_\_\_/\_\_\_ By and between:

**Lessor:** DeKalb County Veterans Of Foreign Wars "Post 3128"  
Board of Management  
151 18<sup>th</sup> Street North East  
Fort Payne, Alabama, 35968  
Phone:256-845-5466  
or current Post Commander  
E-MAIL: [cmd@vfw3128.org](mailto:cmd@vfw3128.org)

**Lessee:** \_\_\_\_\_ [name of lessee] with a mailing  
address of \_\_\_\_\_ phone: \_\_\_\_\_ [collectively  
shall be known as the "Parties"] agree as follows:

### Description of leased premises:

All properties leased are located at DeKalb County V.F.W. Post 3128  
151 18<sup>th</sup> Street North East, Fort Payne, Alabama, 35968

Building 1	<input type="checkbox"/>	\$ _____
Building 2	<input type="checkbox"/>	\$ _____
Building 3	<input type="checkbox"/>	\$ _____
Barn / animal area	<input type="checkbox"/>	\$ _____
Post home	<input type="checkbox"/>	\$ _____

- Outside grounds  \$\_\_\_\_\_
- Picnic tables  \$\_\_\_\_\_
- Cattle gates  \$\_\_\_\_\_
- Tables  \$\_\_\_\_\_
- Wi-Fi  \$\_\_\_\_\_
- Golf carts  \$\_\_\_\_\_
- Stage Area  \$\_\_\_\_\_

For a total rental fee of \$\_\_\_\_\_ Hereinafter known as "Premises"

**Use Of Leased Premises.** The Lessee agrees to use the premises for **only the following purposes:** \_\_\_\_\_

Any change in the above-mentioned purposes on the premises shall only be permitted upon the lessor's prior written consent.

**Term of lease.** The term of this agreement shall be for a period of, \_\_\_\_\_ day(s), Commencing on \_\_\_\_/\_\_\_\_, 20\_\_ (" Initial term") or on a designated day of every month to be specified on this line \_\_\_\_\_ (continual contract on a yearly basis.) with previous notice or until further notice from lessor.

**VFW Post 3128 is strongly committed to ensure that its facilities are enjoyed without regard to race, color, creed, religion, ethnicity, or national origin. By signing this document, the Lessee agrees to abide by the terms, conditions and policies of the Veterans of Foreign Wars of the United States and VFW Post 3128 and hold harmless the same. In conducting an event or using the premises, the lessee will not discriminate against, any individual based on race, color, creed, religion, ethnicity or national origin and hold harmless the same. VFW Post 3128 guarantees that our organization does not discriminate on the fore mentioned basis.**

**Lessor reserves the right to check on all properties at any given time without prior notice!**

**CONDITIONS REQUIRED FOR RENTAL**

Failure to comply can result in \$125 cleaning fee and/or future rental denials.

**1. Absolutely no smoking inside the facilities or open flame of any kind.**

There are designated areas at the side and the front entrance of the buildings. Cigarette receptacles are to be used.

**2. All furniture and fixtures will be returned to their original positions.**

**3. All garbage will be removed. A dumpster is available outside the building.**

**4. Floors, Kitchen, restrooms and any other part of the building used will be cleaned.**

**5. Turn off all lights.**

**Security Deposit.** As part of this agreement: (check one)

there shall be a deposit in the amount of \$\_\_\_\_\_ shall be due and payable in advance of the term, or at the signing of this agreement ("security deposit") the security deposit shall be held in escrow by the lessor in a separate bank account as security for the successful performance of the terms and conditions of this agreement.

The Lessee assumes all risk for the scheduled event(s) and shall be solely responsible and answerable for all damages, accidents, and injuries to persons and/or to personal property and hereby covenants agrees to indemnify and keep harmless VFW post 3128 and its representatives from any claims, suits, losses, and damages or injury to person or property of any kind in nature, whether direct or indirect, arising out of the operation of this permit or the carelessness, negligence, or improper conduct of the Lessee or servant, agent, or employee.

Lessee's signature \_\_\_\_\_ today's date \_\_\_\_\_

Lessor's signature \_\_\_\_\_ today's date \_\_\_\_\_