

STATE OF LOUISIANA

PARISH AS INDICATED

COMMERCIAL LEASE

BE IT KNOWN AND REMEMBERED that on the date hereafter shown and before the undersigned authority and in the presence of the undersigned good and competent witnesses,

PERSONALLY CAME AND APPEARED:

FARMERVILLE JUNIOR CHAMBER OF COMMERCE, INC., a Louisiana non-profit corporation, domiciled in Union Parish, Louisiana, represented herein by its duly authorized President, _____, whose present mailing address is P.O. Box 49, Farmerville, LA 71241; hereinafter referred to as "LESSOR"; and

_____, Social Security No. xxx-xx-_____, a major resident and domiciliary of _____ County/Parish, State of _____, whose present mailing address is _____; and

_____, Social Security No. xxx-xx-_____, a major resident and domiciliary of _____ County/Parish, State of _____, whose present mailing address is _____;

hereinafter collectively referred to as "LESSEE"; who have mutually covenanted and agreed as follows:

1. **LEASE**: LESSOR hereby leases to LESSEE to use the following described property: FARMERVILLE JAYCEE HALL, located at 505 EAST WATER STREET, FARMERVILLE, LA 71241, being a part of the property owned by LESSOR in Union Parish, Louisiana.

2. **TERM**: The original term of this lease shall be from _____:_____M. to _____:_____M. on _____, 20_____.

3. **RENTAL**: As rental for the premises LESSEE agrees to pay an hourly rate of \$50.00, or a flat fee rental rate of \$_____ payable in advance, ten days prior to rental. Should LESSEE fail to pay the rent within five (5) days of the due date, there shall also be due a late charge equal to \$10.00 per day for each day said payment is past due. At LESSOR's discretion, this contract shall become null and void if LESSEE is late with the rental payment.

4. **USE**: LESSEE may use the premises for the purpose of _____

as permitted by law, LESSEE may have entertainment in conjunction with same. LESSEE is obligated not to use the premises for any purpose that is unlawful, and the violation of any law by LESSEE shall be a justifiable cause for immediate nullification of this lease.

5. **WARRANTY**: LESSOR warrants that LESSOR is the owner of the premises and has the right to give LESSEE possession under this lease.

"AS IS" LEASE. LESSEE hereby states that LESSEE is leasing the PROPERTY upon LESSEE'S own personal inspection thereof, that no representation has been made to LESSEE as to the condition of said property or its suitability for particular uses; that LESSEE is relying solely upon LESSEE'S inspection of said property and not upon any representation made to LESSEE by any person whomsoever, and is leasing the PROPERTY in the condition in which it now is, without any obligation on the part of the LESSOR to make any changes, alterations or repairs thereto. LESSOR does not warrant any existing structure as to its habitability or suitability for occupancy. LESSOR does not warrant any existing structure meets any current city, county, state or federal building code provisions having to do with electrical, plumbing, heating, sewage, roof or structure. LESSEE assumes responsibility to check with appropriate planning authority for intended use and holds all brokers involved in this lease and/or LESSOR harmless as to suitability for LESSEE'S intended use.

6. **SECURITY DEPOSIT**: LESSOR acknowledges that LESSEE has deposited the sum of \$75.00, which shall be a refundable security deposit to secure the full and faithful performance of all terms and conditions of this lease. The security deposit is not to be considered liquidated damages. LESSEE shall be entitled to return of said security deposit at the end of the term of the lease after the inspection of the leased premises by LESSOR, provided the leased premises have been returned to LESSOR in the same condition as the time of initial occupation by LESSEE, ordinary wear and tear excepted, and provided that LESSOR has been paid the rental payment in full pursuant to the terms of this lease. The \$75.00 deposit is required of everyone, even Jaycee members that use the Hall. If the Hall Manager finds the Hall clean, inside and out, and also smoke-free, your deposit will be returned.

7. **REPAIRS AND MAINTENANCE**: LESSOR agrees that all equipment will be in good condition upon LESSEE'S assuming use of the property. LESSEE agrees to keep the premises in good condition during the term of the lease at LESSEE's expense and to return them to LESSOR in the same condition at the termination of the lease.

LESSEE agrees not to permit the presence, use, disposal, storage or release of any hazardous or unlawful substances upon the leased premises during the term of this lease.

LESSEE agrees not to permit smoking inside any room of the Jaycee Hall, and to enforce such rule, or as a consequence, forfeit any security deposit.

LESSEE agrees to pick up all trash inside, outside, in the flower beds and around the property, and to empty said trash into the green dumpster on the property.

8. **UTILITY CHARGES**: LESSOR agrees to pay punctually all charges for gas, electricity, telephone, water, and cable services, or any other utilities used or consumed at the leased premises.

9. **INDEMNIFICATION:** LESSEE shall occupy the leased premises at its own risk and shall indemnify LESSOR against any expense, loss, cost, damage, claim, action or liability paid, suffered or incurred as a result of any breach by LESSEE, LESSEE's agent, servants, employees, customers, visitors or licensees of any covenant or condition of this lease, or as a result of LESSEE'S use or occupancy of the leased premises or the carelessness, negligence or improper conduct of LESSEE, its agents, servants, employees, customers, visitors or licensees.
10. **ADDITIONS AND ALTERATIONS:** LESSEE shall NOT make any additions or alterations to the premises without written permission of the LESSOR. Any additions made to the premises become the property of LESSOR at the termination of this lease.
11. **ACCESS:** Upon LESSEE vacating the premises, the keys to the premises shall be returned to LESSOR in order that the premises may be inspected.
12. **SURRENDER OF POSSESSION:** At the expiration of this lease or at its termination for other causes, LESSEE is to immediately surrender possession by actual delivery of all keys to LESSOR.
13. **DEFAULT:** Should the LESSEE fail to pay the rent or any other charges arising under this lease promptly as stipulated; or should voluntary or involuntary bankruptcy proceedings be commenced by or against LESSEE; then, in any of the said events, LESSEE shall be ipso facto in default and LESSOR may demand the rent for the whole term of the lease.
14. **ATTORNEY'S FEES:** If an attorney is employed to protect any right of LESSOR arising under this lease, the LESSEE shall pay reasonable attorney's fees to LESSOR.
15. **SUBLEASE:** LESSEE may not sublease all or part of the premises or assign this lease without written approval of LESSOR.

THUS DONE AND PASSED on the _____ day of _____, 20____, at Farmerville, Union Parish, State of Louisiana, the undersigned parties having affixed their signatures in the presence of me, Notary, and the undersigned witnesses, after due reading of the whole.

WITNESSES:

FARMERVILLE JUNIOR CHAMBER OF COMMERCE, INC.

 Print Name: _____

By: _____, **PRESIDENT**
 Print Name: _____

 Print Name: _____

_____, **LESSEE**
 Print Name: _____

_____, **LESSEE**
 Print Name: _____

 NOTARY PUBLIC