

This contract of Lease made and entered into this the ____ day of _____ by and between Cumberland County Shrine Club of the first part (herein called the LESSOR whether one or more persons) and _____, _____, of the second part (herein called the LESSEE whether one or more persons).

WITNESSETH: That in consideration of the rent herein stated, Lessor does hereby lease to the Lessee premises and improvements thereon, located at 7040 Ramsey Street in or near the city of Fayetteville, Cumberland County, NC for a term of Twenty-four (24) hours, beginning at 12:00 O'clock A.M. and ending at 12:00 O'clock midnight for this date _____, 20__

(1) Payment of Rent: Lessee will pay rent to the Building Chairman Lessor's Agent the sum of Nine-Hundred Dollars (\$900.00) in the following increments:

- (a) A non-refundable deposit of One-Hundred Dollars (\$100.00) on date of contract.
- (b) The balance of Eight-Hundred Dollars (\$800.00) upon receipt of the club keys.

PLUS

- (c) A damage deposit of Two-Hundred Fifty Dollars (\$250.00) upon receipt of keys.
- (d) Upon surrender of the keys the Lessor and Lessee will conduct an inspection for damages. If there are no damages and the building is clean, the damage deposit and clean-up deposit will be refunded.

(2) Use of premises: Lessee will use the premises for which designed (Business Meetings, Entertainment, Dining, Dancing, Beauty Pageants, Weddings/Receptions, etc.) and will permit nothing to be done on said premises contrary to the policies of insurance, or be contrary to the laws, rules, regulations of any municipal, state or governmental authority, nor permit any unlawful, immoral, or improper activity in or on the premises.

(a) In case Lessee or anyone present on the premises at Lessee's request is guilty of any act which amounts to a public nuisance, or performs any act which results in damage to or destruction of any structure or vegetation on the premises, or removes any fixtures or furnishings; the Lessee will be held fully accountable/liable.

(b) Hold Harmless Agreement: If Lessee desires to have and consume any type of alcoholic beverages (other than beer or unfortified wine) on the premises; a Limited Special Occasion Permit must be obtained from the North Carolina Alcoholic Beverage Control Commission, 400 East Tryon Rd., 4307 Mail Service Center, Raleigh, NC 27699. The fee for the Limited Occasion Permit is \$50.00. Application for the permit, along with the fee, should be submitted to the above at least two weeks prior to the event. All alcoholic beverages must be under the control of the Lessee at all times.

This Agreement further Holds the Cumberland County Shrine Club Harmless of any liability for any act of misconduct involving, alcoholic consumption, fire, personal injury or any other form of liability incurred concerning this lease.

In Witness whereof, the parties hereto, have set their hand and seal, the day and year first above written.

Lessor (Seal)
For Cumberland County Shrine Club

Lessee (Seal)