

Union Building Usage Pricing

The following pertains to the San Angelo Firefighter Association IAFF Local 886 Union Building located at 940. W. 14th St. San Angelo, Texas

The following charges are effective January 1st 2009

Bookings

1. Can be made 1 year in advance from the current date (an allowance will be made for consecutive days), on a first come first served basis.
2. You can only reserve a date by putting up a retainer of \$50.00 which will reduce your usage or deposit fees, at the time of your use. NO reservations will be honored without the \$50.00 retainer.

Usage Fees

1. Members/Retirees only
 - A. Deposit of \$200.00 for each use.
 - B. 1st day - \$100.00
 - C. 2nd day - consecutive with first \$150.00
 - D. Any days not consecutive with first \$200.00
2. Public
 - A. Deposit of \$500.00 for each use.
 - B. 1st day - \$300.00
 - C. 2nd day - consecutive with first \$200.00
 - D. Any days not consecutive with first \$300.00

CONTACT INFORMATION:

Rental availability: Fred Barnett Home 944-3396
Cell 234-3199

SAFFA representative:

Building Rental Usage Agreement

This Lease Agreement (this "Agreement") is made effective for the date listed below, by and between The San Angelo Fire Fighters Association, ("Landlord"), and _____, ("Tenant"). The parties agree as follows:

PREMISES Landlord in consideration of the payments provided in this Agreement, leases to Tenant The San Angelo Fire Fighters Association Building and Parking Lot (the "Premises") located at 940 W. 14th, San Angelo, Texas 76903.

FURNISHINGS The usage of the Premises includes the furnishings listed but not limited to the items listed on the back of this agreement. **Tenant shall leave all such items at the end of the Agreement term in a condition as good as the condition at the beginning of the Agreement term, except for such deterioration that might result from normal use of the furnishings.**

TERM OF USE The Agreement term will begin on ____/____/____, at **10:00 AM** and will terminate on ____/____/____, at **10:00 AM**.

METHOD OF PAYMENT/S Payment shall be made by **cash or money order** made payable to SAFFA (at least one week before your scheduled use) to the Landlord or his representative prior to taking possession of Premises. A **check** can be used if it is approved by the Landlord or his representative prior to taking possession of Premises.

RESERVATION RETAINER Any person/s wanting to reserve a date for use shall put forth a reservation retainer of **\$50.00**, to be forfeited upon cancellation within 30 days of the beginning date as listed in section TERMS above of this usage agreement. This retainer will be applied to your usage fee if no cancellation takes place. Any cancellation prior to the 30 day time period will result in a full refund of retainer.

USAGE PAYMENT Tenant shall pay to Landlord or his representative \$300.00 per day for the first day and \$200.00 per day for each day consecutive with first day, and \$300.00 per day for any day not consecutive with first day.

NON-SUFFICIENT FUNDS Tenant shall be charged \$35.00 for each check that is returned to Landlord for lack of sufficient funds.

SECURITY/CLEANUP DEPOSIT Tenant shall pay to Landlord or his representative, in trust, a security deposit **\$500.00** to be held and disbursed for Tenant damages to the Premises or failure to leave Premises cleaned (as when Tenant took possession) after use of the Premises. Clean up shall be finished prior to **10:00 AM** on the Agreement end date. **Full Deposit** will be forfeit if building is not cleaned (as when tenant took possession) or any damage has occurred. Refer to section Furnishings below.. Member/Retiree shall be on the Premises sometime during Agreement term and at all times during cleanup or full deposit will be forfeit.

REFUNDS or DEPOSIT RETURNS Any refunds or returns shall be made by check by The SAFFA within 10 days of ending date as stated in saction agreement term above, unless prior arrangements are made with Landlord or his Representative prior to taking possession of Premises.

KEYS TO LOCKS The Tenant will be given a key to the front and side door of the building. Door to the office area will not be opened without approval of the Landlord or his representative.

DANGEROUS MATERIALS OR CONDITIONS Tenant shall not keep or have on the Premises any article or item of a dangerous, flammable, or explosive character that might substantially increase the danger of fire on the Premises, or that might be considered hazardous by a responsible insurance company, unless prior written consent of Landlord or his representative is obtained and proof of adequate insurance protection is provided by Tenant to Landlord. No open or ground fires are permitted on Premises.

ASSIGNABILITY/SUBLETTING Tenant may not assign or sublease any interest in the Premises without prior written consent of the Landlord or his representative.

HABITABILITY **Tenant has inspected the Premises and fixtures (or has had these Premises inspected on behalf of Tenant), and acknowledges that the Premises are in a reasonable and acceptable condition for their intended use, and the agreed Lease payments are fair and reasonable.**

PETS Pets shall not be allowed without prior request and consent of Landlord or his representative.

SMOKING SMOKING IS NOT ALLOWED IN THE BUILDING. ANY EVIDENCE OF SMOKING INSIDE WILL RESULT IN LOSS OF FULL DEPOSIT.

LANDLORD OR HIS REPRESENTATIVE:

DATE ____/____/____
San Angelo Fire Fighters Association

TENANT OR HIS DESIGNATED REPRESENTATIVE:

DATE ____/____/____
Tenant

Building and Grounds Cleanup Checklist Pre and Post Rental

(Building must be ready for post rental inspection by 10:00 am of agreement end date. Failure to meet terms these terms will result in loss of **FULL DEPOSIT**. NO EXCEPTIONS.

NO SMOKING IN THE BUILDING

NO NAILS, TACKS OR SCREWS ON OR IN WALLS

NO BURNING CANDLES WITHOUT GLASS COVERS

<u>Parking Lot / Grounds (inside fence)</u>	Pre-rental	Post-rental
Cigarette Butts Picked Up	_____	_____
Trash Picked Up	_____	_____
<u>Electronics</u>		
All televisions in working order	_____	_____
DVD player in working order	_____	_____
Amplifier in working order	_____	_____
Stereo in working order	_____	_____
All remote controls accounted for	_____	_____
Projector (if used) in working order	_____	_____
<u>Electrical Items</u>		
Electrical Outlets	_____	_____
Ceiling Fans Off	_____	_____
Lights Turned Off	_____	_____
A/C – Heaters Turned Off at Thermostats	_____	_____
<u>Main Room</u>		
Floor vacuumed and without stains	_____	_____
Chairs stacked/Tables cleaned	_____	_____
Dry erase board cleaned	_____	_____
All Tape removed From Walls, Chairs, Tables and Floor	_____	_____
<u>Small Room</u>		
Sink cleaned	_____	_____
Microwave cleaned and working	_____	_____
Coffee maker cleaned and working	_____	_____
Refrigerator/freezer cleaned and working	_____	_____
Tables/bar cleaned	_____	_____
Floor vacuumed and without stains	_____	_____
<u>Bathrooms</u>		
Floor Swept and Mopped	_____	_____
Sinks and Counters Cleaned	_____	_____
Toilets Cleaned and Flushed	_____	_____
Mirrors Cleaned	_____	_____
<u>Misc</u>		
All Trash Cans Emptied and Washed	_____	_____
Mops Rinsed Out And Left hanging Outside To Dry	_____	_____

Building will be in pre-rental condition based on this checklist by 10:00am of agreement end date or deposit will be forfeit IN FULL.

DATE ____/____/____
San Angelo Fire Fighters Association Representative

DATE ____/____/____
Tenant