

George F. Baker Jr. House

Rental Contract

Synod of Bishops, 75 East 93rd Street, New York, New York 10128

(212) 534-1601 ext. 11

1. LANDLORD: Synod of Bishops

2. LESSEE

Address: _____

City: _____ State: _____ Zip: _____

Home Phone: _____ Work Phone: _____

3. THE PREMISES

Hall (the "Hall") (the "Courtyard")

Address: 75 East 93rd Street

New York, New York 10128

4. RENTAL TERM

Lessee shall have access to the Hall/Courtyard on _____ from _____:_____ to _____:_____

5. USE OF HALL/COURTYARD

a) The Hall/Courtyard will be used solely for the following purpose:

b) Lessee's use of the Hall/Courtyard shall be limited to the Term and shall not deviate from the above mentioned purpose. Lessee's use of the Hall/Courtyard shall not be in violation of any law, governmental regulation nor in any manner shall said use vitiate or increase the rate of insurance on the Premises. Lessee shall pay all fees, fines, penalties, costs or any increase in insurance premiums resulting from Lessee's use of the Hall/Courtyard. It is expressly understood that Lessee shall have no right or access to any portion of the Premises other than the Hall/Courtyard.

6. RENTAL FEE AND ADDITIONAL CHARGES

a) Lessee shall pay to Landlord the sum of _____ as the basic rental fee (the "Rental Fee") for the Hall/Courtyard in accordance with the Fee Schedule annexed hereto as Schedule A. b) Unless otherwise agreed to, the Rental Fee and the Security Deposit (hereinafter defined) must be paid within one month prior to the Term by check made payable to Synod of Bishops. Any payments made within a month from the date of the function will be in the form of money order, certified check or cash.

7. SECURITY DEPOSIT

Lessee shall pay to Landlord a security deposit of \$1,000.00 ("Security Deposit") upon reservation of the Hall/Courtyard. The Security Deposit will not be refunded in the event the reservation is canceled.

8. INDEMNITY

The Lessee shall be responsible for any and all loss, cause of action, damage or injury of any kind to persons or property (regardless of who may be the owner of the property) arising out of Lessee's use of the Hall/Courtyard. The Lessee shall identify and hold harmless the Landlord, its trustees, officers, agents and employees against any and all damages, claims, expenses or other liability due to personal injury or death, or damage to property of others arising out of Lessee's use of the Hall/Courtyard. This indemnity includes, but is not limited to, injuries to employees of the Lessor or its subcontractors and any third party who may sustain injury or property damage due to the use of the Hall/Courtyard.

9. CLEAN-UP

a) Lessee is responsible for the removal of all decorations and the collection of all garbage accumulated as a result of Lessee's use of the Hall/Courtyard. Immediately upon the expiration of the Term Lessee shall transport all garbage to the basement in accordance with the terms of Article 9(b).

b) Lessee shall separate all plastic, glass and cardboard boxes to be recycled in accordance with City and State laws. All rentals must be picked up immediately following the function. Caterers shall assist in the removal of any rentals delivered in connection with their service. Industrial garbage bags will be provided by the rental office. Rental items include but are not limited to tables, chairs, food and beverages including containers and trays, decorations as are allowed by the Rental Office, etc.

10. MISCELLANEOUS

a) Use of amplifiers must be approved by the Director of Rentals. Any music played in the Hall/Courtyard must adhere to the music genre and volume-level restrictions determined by the Director of Rentals.

b) Exit areas and fire stairs must remain free and clear at all times.

c) Rental deliveries are scheduled at the discretion of the Rental Office. Deliveries on the day of the function must arrive within the scheduled time frame at an entrance to be designated by the Director of Rentals. Lessee shall be responsible for any and all damage resulting from such deliveries.

d) In connection with Lessee's use of the Hall/Courtyard, Lessee must comply with the terms of this Agreement or the House Rules (annexed hereto as Schedule B).

e) In the event that Lessee fails to comply with any of the use restrictions delineated in this Agreement or in the House Rules, Landlord retains the right to terminate the rental period prematurely and retain any rental fees or additional charges for the period preceding termination.

I have read and understand the rules and regulations here and agree to adhere to them. I also understand that breaking any of the rules shall result in the retention of some or all of the security deposit of the client at the discretion of the Director of Rentals.

Lessee's Signature _____

Lessee's Name *(please print)* _____

Firm _____

Date _____ **Date** _____