

Knickerbocker Village, Inc.

ADMINISTRATIVE AND RENTAL OFFICE

10 MONROE STREET NEW YORK, N.Y. 10002

TELEPHONE: (212) 227-0955

I, _____ (tenant), request of Community Room B-5
From Knickerbocker Village, Inc, (K.V.) on _____
During the hours of _____ to _____ for _____.

I agree to the following terms:

- (1) Payment of a rental fee of \$75.00 payable to "Knickerbocker Village, Inc." in advance for the four hour period from _____ to _____.
A security deposit in the amount of \$500.00 is required in addition to the rental fee.
Any breach of the terms of this agreement will result in forfeiture of security deposit.
- (2) K.V. will make every effort to provide an hospitable environment for your event. However, tenant acknowledges recognition of the location of the room (in the basement) and understands that water piping, steam mains, electrical conduits, etc. necessary for the provision of essential services to our tenants are located throughout this area and that unforeseen emergencies may arise from time to time through no fault of K.V. Thus, we cannot unconditionally assure that conditions will be suitable.
- (3) K.V. will endeavor to make the room available for two hours in advance of the rental period for necessary preparations.
- (4) Tenant agrees to leave room broom-clean at conclusion of rental.
- (5) Tenant Acknowledges that elevator service to basement is not available after 5pm and that entry and exit will be through stairwell located in "B" building only.
- (6) Tenant shall comply, in all respects, with the Rules and Regulations of the building, as in effect.
- (7) Tenant may use the Community Room for any lawful purpose. The tenant shall not use, or knowingly permit, any part of the Community Room to be used for any unlawful purpose.
- (8) Tenant agrees to control and restrict guests to the immediate area of this room only.
- (9) Tenant agrees to restrict use of the room to no more than fifty people. Tenant will familiarize self with the location of fire extinguishers and emergency exits.
- (10) Tenant or its agents, employees or invitees may not perform any act or carry on any practice which may damage, mar, or deface the Community Room or the building in which such property is located.
- (11) All garbage and refuse must be disposed of in such manner and at such times as the

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superintendent may direct, or disposed of in the incinerator.

- (12) Tenant shall defend, indemnify and hold Landlord harmless from and against any claim, loss, expense or damage to any person or property in or upon the Community Room or any area allocated to or used exclusively by Tenant or his agents, employees, or invitees, arising out of Tenant's use of said Community Room, or any act or neglect of Tenant or Tenant's servants, employees or agent or any change, alteration or improvement made by Tenant in the Community Room.
- (13) The Landlord shall not be liable for any personal injury or property damage to the tenant or its agents, employees, invitees, or to any other occupant of any part of the Community Room, irrespective of how such injury or damage may be caused, whether from action of the elements or acts of negligence of the Landlord or occupants of adjacent properties.
- (14) Tenant or its agents, employees or invitees may not use, or permit to be used, any advertising medium, or loudspeaker, or sound amplifier, or radio or television broadcast which may be heard outside the Community Room, or which does not comply with the general policies or rules and regulations then in effect; it being understood that breach of the foregoing restriction shall constitute a material breach of this Rental Agreement on the part of the Tenant.
- (15) This rental Agreement shall be governed by and constructed in accordance with the laws of the State of New York.

Tenant Name

Acknowledged & Agreed Today