



**FAIRFIELD COUNTY AGRICULTURAL  
EXTENSION COUNCIL, INC**

67- 69 Stony Hill Rd., Bethel, CT 06801

**Rental Agreement**

This agreement, entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by and between Fairfield County Agricultural Extension Council, Inc. whose address is listed as 67 Stony Hill Rd., Bethel CT. hereinafter called the LESSOR, and \_\_\_\_\_ hereinafter called the LESSEE, whose address is listed as : \_\_\_\_\_ phone no. \_\_\_\_\_ e mail \_\_\_\_\_

1. Lessor hereby lets to Lessee, and Lessee hereby does lease from Lessor, the space known as \_Meeting Hall\_\_\_\_\_, located at 67 Stony Hill Rd., Bethel, CT on the date(s) of \_\_\_\_\_ from \_\_\_\_Am/ pm to \_\_\_\_ am/Pm for the purpose of \_\_\_\_\_

2. The Lessor reserves the right to cancel or decline this lease if the amount due is not paid in full at least one month prior to the event date or if the Lessee is in default of any condition set forth in this lease. *In the event that the lessee requires a **cancellation of this lease agreement it must occur no fewer than 30 days before the start date of this lease.***

Cancellation after that time will result in forfeiture of the deposit or payment.

3. The Lessee agrees to pay to Lessor the rental fee of \_\_\_\_\_, payable by check at least one month prior to the event date. A separate security deposit check in the amount of \_\_\_\_\_ shall be payable to the Lessor at the same time. This security deposit will be returned after complete assessment of the premises within 36 hours has been made and upon determination that damages, which may include garbage or detritus on the grounds or in a building, did not occur. Damages in excess of the security deposit will be the responsibility of the Lessee.

4. Lessee agrees to surrender the premises at the expiration of the term in as good condition as they were at the commencement of the term.

5. Lessee shall not violate any city ordinance or state law in or about the premises.
6. Lessee agrees not to assign this lease nor underlet the whole or any part of the premises, not make any alterations therein without the written consent of the Lessor, under penalty of forfeiture or damages.
7. Lessee agrees not to occupy or use the premises, not permit the same to be occupied or used for any business except for \_\_\_\_\_ Party \_\_\_\_\_ and its entertainment without the written consent of the Lessor, under penalty of forfeiture and damages.
8. Lessee agrees not to sell or permit to sell the sale of any alcoholic or controlled substance in the rooms nor on the F.C.A.E.C., Inc. grounds unless the Lessee holds a permit in their name to do so.
9. Smoking shall not be permitted inside any buildings.
10. The Lessee shall supply their own supplies and at the end of tenancy, the property is to be delivered to the Lessor in good condition. Lessee agrees to the conditions laid out in the "Usage Guide and Rules", appended to this document.
11. **The Lessee agrees to provide a Certificate of Insurance** in a minimum amount of **\$500,000** per occurrence naming F.C.A.E.C., Inc as additional named insured. The name on the lease and the name on the insurance MUST be the same and, if it is the name of a corporation, then evidence that the person signing the lease has authorization to do so must also be provided.

**Please sign and date the lease below. Checks payable to F.C.A.E.C., Inc must accompany the signed lease and certificate of insurance. Sent to Barbara Morris  
14 Caye Rd , Danbury, Ct 06811**

**IN WITNESS WHEREOF, the parties have hereunto subscribed their names as of the dates written below.**

**Fairfield County Agricultural  
Extension Council, Inc.**

<b>Name of Lessor</b>	<b>Signature of Rental Agent</b>	<b>Date</b>
<b>Name of Lessee</b>	<b>Signature of Lessee</b>	<b>Date</b>