

STATE OF SOUTH CAROLINA)
LEXINGTON COUNTY)
CITY OF CAYCE)

Rental Agreement
For the Cayce-West Columbia Junior Chamber of Commerce Hut Facility
Cayce, SC

This agreement, entered into the _____ day of _____, 2010, by and between the Cayce-West
Columbia Junior Chamber of Commerce (aka the Cayce-West Columbia Jaycees OR CWC Jaycees) and
_____, herein called respectively Lessor and Lessee.

WITNESS

That for and in consideration of the payment of the rents and performance of the covenants contained on the part of the Lessee, said Lessor does hereby demise and let unto the Lessee, and Lessee hires from the Lessor for use as a temporary meeting place those certain premises described as:

The Cayce-West Columbia Jaycee Hut, located at 1153 Walter Price Street, Cayce, South Carolina, for a tenancy of times commencing on:

the _____ day of _____, 2010, from _____ am/pm until _____ am/pm
(and) the _____ day of _____, 2010, from _____ am/pm until _____ am/pm
(and) the _____ day of _____, 2010, from _____ am/pm until _____ am/pm

at a total rental amount of \$_____ payable no later than Fourteen (14) Days in advance of the date of occupancy. Rent includes the refundable \$100.00 security deposit as described on page 2 of this agreement. Payment made after the cutoff date will provide no guarantee that the facility will be available for use by the Lessor, as per this agreement.

MINIMUM AGE

The Lessee shall be at least eighteen (18) years of age at the time this agreement is entered into. A parent or legal garden must sign this agreement and assume all liability herein for any occupant under 18 years of age, as it pertains to the terms of this agreement.

It is further mutually agreed between the parties as follows:

1. Lessee shall not violate any city or county ordinances or state laws in or about the premises.
2. The CWC Jaycees reserve the right to enter the premise at any time to inspect in cases of suspected lease violation.
3. Lessee shall not sub-let the demised premises, or any part thereof, or assign this agreement without written consent of the Lessor.
4. Lessee shall not allow any underage consumption of alcohol and any use of illegal drugs on the premises at any time.
5. Sale of Alcohol is permitted only if Lessee provides proper licenses in compliance with the State of South Carolina Alcohol and Beverage Commission.
6. Lessor does not accept any responsibility for the alcohol liquor liability or host liquor liability.
7. If legal action takes place or must be instituted by Lessor, Lessee agrees to pay all costs, expenses, and attorney's fees, as the court may affix.
8. In case of fire, theft, burglary, etc., Lessee shall give immediate notice thereof to Lessor and/or law enforcement agent of the same.
9. Lessee must not make any alterations or improvements to said premises, without written consent of Lessor.
10. Lessee agrees to follow the attached "Cayce-West Columbia Jaycees Hut Rental Rules"
11. Loss of key will result in loss of rental deposit, due to expense incurred to re-key all building locks
12. If Lessee occupies the facility prior to his contracted tenancy or has failed to vacate the facility after his contracted tenancy, the appropriate additional hourly fee will be charged or withheld from security deposit.

SECURITY DEPOSIT

A One Hundred Dollar (\$100.00) security deposit is required in advance along with your signed agreement. This sum must be either: a) paid in cash, money order, or cashier’s check OR b) combined with the rental amount if rent is paid with a personal check. This deposit will be refunded if the premises is left in the same condition as before tenancy and cleaned as per the “Cayce-West Columbia Jaycees Hut Rental Rules.” If expenses resulting from cleaning or repair of physical damages to the building must be incurred by Lessor to restore the premises to the prior condition, this amount will be requested from the Lessee. The CWC Board of Directors will assess the property to determine the extent of damages and amount of deposit deemed non-refundable. Thermostats left “On” after use will automatically forfeit the security deposit.

In signing this agreement, the Lessee acknowledges receipt of the Hut Rental Rules, agreeing to abide by all rules and requirements therein.

Lessor: The Cayce-West Columbia Jaycees
- Mac Stiles (2010 Property Manager) *or*
- Amanda Black (2010 President) *or*
- Becky Williams (2010 Financial Director) *or*
- Stephanie Geer (2010 Chairman of the Board)

Date

Printed Name

E-mail

Street Address

City, State, Zip

Driver’s License #

Phone Number

Lessee Signature

Date

Contact with questions or needs:	Mac Stiles	803-237-7582 (m) 803-737-0645 (w)	mac@cwcyjcees.org
	Amanda Black	803-546-8533 (m)	amanda@cwcyjcees.org
	Becky Williams	803-917-0633 (m) 803-744-0764 (w) 803-791-9633 (h)	becky@cwcyjcees.org
	Stephanie Geer	803-767-0258 (m)	stephanie@cwcyjcees.org

Signed Rental Agreement must be received no later than Twenty-Eight (28) Days prior to rental date. Agreements signed after the cutoff date will only be honored with payment in full for the rental, and then only if another contract with full payment was not entered into in the meantime.

Please return contract to:

Cayce-West Columbia Jaycees
1153 Walter Price Street
Cayce, SC 29033