

**Friendship Community Development Corporations**

545 Cody Road North  
Mobile, Alabama 36608

**Family Life Center  
Lease Agreement**

Date: \_\_\_\_\_ Rental Date: \_\_\_\_\_

Lessee: \_\_\_\_\_ Rental Time: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

\_\_\_\_\_ Email: \_\_\_\_\_

An attendance of \_\_\_\_\_ people is expected. Type of Event: \_\_\_\_\_

**FMBC Member Rate** (The rate is valid only if the lessee has been a member of Friendship Missionary Baptist church for six (6) consecutive months or longer and has demonstrated reasonable levels of faithfulness in stewardship).

| <b>Selected Rental Rates for a 4-hour Event</b>                                      |             |  |
|--|-------------|--|
| <i>\$150 per hour will be charged beginning 15 minutes after the initial 4-hours</i> |             |  |
| <u>Usage Fees</u>  | <u>Rate</u> | <u>FMBC Member Rate</u> (private use – non church event) |
| <input type="checkbox"/> Auditorium  | \$1,200     | \$750  |
| <input type="checkbox"/> Multipurpose Room   | \$325       | \$250  |
| <input type="checkbox"/> All Other Rooms   | \$100       | \$50   |
| <input type="checkbox"/> Tablecloths   | \$8 each    | \$6 each   |

Rental Amount: \$ \_\_\_\_\_

Tablecloths \$ \_\_\_\_\_

Security Deposit \$ \_\_\_\_\_

Total Amount: \$ \_\_\_\_\_

|                             |            |             |
|-----------------------------|------------|-------------|
| <b>For Office Use Only:</b> |            |             |
| Deposit: _____              | Ck#: _____ | Date: _____ |
| Payment: _____              | Ck#: _____ | Date: _____ |
| Payment: _____              | Ck#: _____ | Date: _____ |
| Final: _____                | Ck#: _____ | Date: _____ |

A \$300.00 refundable deposit will secure the reservation for the Auditorium and the refundable deposit for any one of the other area(s) specified above will be 50% of the price of that area. This deposit is allocated in addition to the rental rate for protection against any damages of property; it will be refunded at least 2 weeks after the event to ensure that damages are covered. If damages are discovered, the Administrative staff will inform the designated contact person to discuss the problem and solution. \_\_\_\_\_(Initial)

The remaining balance of the total Rental Amount, together with all other charges in this rental agreement, must be paid no less than 14 days prior to the date of the rental event. If the event is cancelled within 30 days of the event, the lessor will retain 50% of the deposit. If the event is cancelled within 14 days of the event, the entire deposit will be retained. \_\_\_\_\_(Initial)

Lessee's occupancy of the Rental Area(s) before, during and after Lessee's event may begin no sooner than \_\_\_\_\_ and must end no later than \_\_\_\_\_ on \_\_\_\_\_.

This Lease, entered into on the date signed on the last page of this document, is between Friendship Community Development Corporation (FCDC), hereinafter referred to as the Lessor, and the Lessee named on the first page of this document for the amounts and terms specified above and including all of the following terms and requirements.

The Lessor hereby leases to the Lessee, the Family Life Center area(s) specified above and hereinafter referred to as the Property, located at 545 Cody Road N Suite C, Mobile, AL 36608.

The Lessee shall use the Property for no other purpose or business than that stated below and nothing of an improper or illegal nature shall be permitted therein.

The Lessee shall take good care of the Property and maintain all the real and personal property, equipment, furnishings, and furniture therein, in good condition and in good repair during the term of said lease, and at the expiration of the term shall deliver the same in good order or condition. If any personal property, furniture, fixtures, pictures, paintings, floors, walls, or accessories thereto shall be broken, scratched, defaced, torn, soiled or damaged in any way, it shall be repaired, replace or cleaned by and at the expense of the Lessee.

The Lessee shall comply with all the rules and regulations of the Family Life Center. Additionally, the Lessee shall also comply with all statues and laws of the federal, state, and municipal governments.

The Lessee may not assign this agreement (lease) or sublet the Property or any part thereof or make any alterations on the Property.

In leasing said property to the Lessee, FCDC does not relinquish the right of control thereof. The Lessee agrees that FCDC through its representatives shall have the right to monitor the activities on the Property and enforce all rules during the term of this lease.

FCDC assumes no responsibility for injury, personal or otherwise, to any person or property occurring in conjunction with the use of the Property. The Lessee agrees to hold harmless and indemnify FCDC for any damages, expenses, costs, or legal fees incurred as a consequence of the Lessee's conduct or use of the Property. \_\_\_\_\_ *(Initial)*

If your event has more than 100 attendees, you will be required to obtain approved security guards according to the following schedule:

- 100 – 149      One Security Guard
- 150 – 299      Two Security Guards
- 300 – 449      Three Security Guards
- 450 & Above    Four Security Guards

Lessee will be responsible for their own parking detail.

FCDC shall not be liable to the Lessee or any other person or corporation for any damage to their personal property caused by weather, accidents, leakage of water, gas, sewer pipes, or plumbing on said Property. \_\_\_\_\_(Initial)

Upon failure to make payments of rent and fees as specified above and herein agreed, or upon a violation or non-fulfillment of terms and requirements of this lease, FCDC at its election may void the lease with notice or keep as damages all or part of the security deposit and all rents paid and require further payment to cover damages caused by the violation or breach. \_\_\_\_\_(Initial)

Agreement made between Lessor and Lessee and integral to the Lease include the following:

- Designated parking lots and areas that will be made available for the Lessee's event will be those specified by the Lessor.
- Lessee will provide all table decorations, flower arrangements, etc. Decorations are not permitted on the walls.
- All building utilities and equipment will be adjusted by building staff only. (Air, heat, lights, etc.)
- Lessor will set up and arrange the rented areas in a format agreed to by Lessor and Lessee.
- Lessee's representative(s) will meet with Lessor's representative to discuss logistics and ensure that all agreements have been reviewed.
- Photos from the event can be used in promotion of the Family Life Center.

The terms and agreements contained herein shall be binding upon all parties hereto and upon their respective successors, heirs, executors and administrators.

In Witness Whereof,

Lessor: \_\_\_\_\_  
Friendship Community Development Corporation

Date: \_\_\_\_\_

Lessee: \_\_\_\_\_

Date: \_\_\_\_\_