

Mindszenty Hall Rental Agreement

1. Payment - The Client shall pay to the Landlord, upon execution hereof, 25% of the Rental as well as the fees related to the Security and Cleaning. The balance of the Rental is payable the day of the rental date. This contract is not binding upon the Landlord and the Landlord remains free to rent the Leased Premises on the Rental Date, until the first deposit has been received from the Client. The Client will not be permitted access to the Leased Premises until full payment of this contract is received by the Landlord.
2. Permitted Use - The Landlord and the Client agree that it is an essential condition of the present Agreement that the Leased Premises be used solely for the purposes of the Permitted Use and for no other purpose. The Client hereby undertakes to respect the maximum capacity permitted in the Mindszenty Hall of 400 people (seated). **Smoking is not permitted on the premises.**
3. Signs and Decorations - The Client is not permitted to nail, paint, install or affix (glue or tape) anything to the walls, floor or ceiling, or in any way cause permanent alterations to the Leased Premises without explicit prior written approval from the Landlord. All special effects which may cause smoke, fire, noise or odours, will be prohibited. **Not responsible for objects left in the Mindszenty Hall, during or after events.**
4. Catering Services - The Client acknowledges that the Caterer must be approved by the Landlord. The Client shall advise the Landlord as to its choice of Caterer in writing, prior to the event. **Use of Propane and/or butane gas is not permitted.**
5. Cleaning - The Landlord shall deliver to the Client clean and tidy Leased Premises and the said Client is expected to surrender these premises in the same good condition.
6. Cloakroom - The Client shall have access to the coatcheck service.
7. Cancellation by Client - A cancellation of the event by the Client shall not release the Client from its obligation to pay the Rental and the Landlord is hereby entitled to retain all monies paid to the Landlord by the Client as a deposit in this regard (including the fixed charges for Security and Cleaning.). Upon written notice of cancellation of the event by the Client to the Landlord and provided the Landlord has been successful in releasing the Rental Date to a third party, the Landlord will return to the Client the Security and Cleaning payment, after deducting therefrom out-of-pocket expenses incurred by the Landlord in respect of this Agreement, and after the Rental has been paid in full, it being understood that the Landlord shall nevertheless in all cases retain ten percent (10%) if cancelled before 6 months, (25%) before 3 months, and (50%) if cancelled 1 month prior to the event, of the total amount of the invoice as administrative fees.
8. Damages - If the Leased Premises or any portion of the Building are damaged by the act or negligence of the Client, or of the Client's agents, employees, patrons, guests, invitees, or any person admitted or presumed admitted to the Leased Premises or the Building by the Client, the Client shall pay as Additional Rent to the Landlord such sum as shall be necessary to repair such damages.