

House Rules

LONGBRANCH IMPROVEMENT CLUB

These house rules apply to persons and organizations, lessees, which rent the facilities of the Longbranch Improvement Club (LIC), lessor. The renting organization, if any, and the individual who signs the lease agreement will be held responsible.

1 Break No Laws: Renters may not engage in any activity which violates state or federal regulations or county ordinance. Smoking in the building or the use of any form of fireworks on the property is forbidden.

2 Supervise Children: The LIC Clubhouse is intended for use by adults. Areas which are difficult to supervise include the stage in the main room, the bathrooms and storage rooms, the loft over the meeting room and the kitchen area. Renters who allow children in the facility do so at their own risk. Only immediate and continuous supervision will avoid risk of injury.

3 Alcohol Consumption: Renters must procure an "H" permit from the WA State Liquor Control Board to serve liquor on the premises. The LIC allows alcohol consumption only by WSLCB permit and with all the conditions of the permit. When alcohol is served there is a risk that minors may be served. There is also a risk that persons may consume too much alcohol and pose a danger to themselves or others. Allowing underage consumption or excessive consumption is a violation of the rental agreement and a violation of law. Lessees will be held personally responsible for any and all damages.

4 Respect the Floors: The main hall has hardwood floors that can be scratched or scarred by users who track sand, gravel or mud into the facility. During the pre-rental inspection tour, renters should take special note of the floors and note any damage on the inspection form. Renters will be held responsible for all damage to the floors as well as the building and its fixtures. Responsibility is not limited to the amount of the lease or deposit.

5 Garbage: Renters will deposit garbage in designated containers and remove excessive garbage from the LIC facility and grounds. Failure to do so will result in forfeiture of the deposit.

6 Leave Facility Clean and Neat: The renter agrees to return the facility to the condition it was found in. If tables and chairs were used, the renter will put them away. If kitchen and eating facilities are used, the renter will clean dishes and utensils and put them in their designated areas. Throwing rice and/or birdseed is prohibited since it attracts vermin. The renter will leave the parking area and grounds clean and in good repair. Failure to do so will result in forfeiture of the deposit.

7 Litigation: In the event a lessee causes or contributes to civil claims against the LIC, the LIC will claim against you, asking all damages be assessed to you. In addition, the LIC will ask that LIC attorney's fees and costs be charged to you. You accept full responsibility and agree to hold harmless the Longbranch Improvement Club, its officers and members, and its agents against all loss or damage to persons or property in connection with using the facilities provided by the lessor.

8 Rental Deposit: A \$250.00 rental deposit is required from all renters upon signing the lease agreement. This deposit will be applied against any damages or costs incurred. The lessee's responsibilities are not limited to the amount of the rental deposit. Any unused deposit or portion thereof will be returned to the renter after the post-use inspection by the Rental Agent.

9 Cancellation Policy: For any refund of fees, lessee must notify LIC of cancellation in writing as early as possible.

Cancellation	Refund to lessee
60 days +	any prepaid fees
30 to 59 days	75% of lease fee
16 to 29 days	50% of lease fee
15 days or less	no return of lease fee

10 Conserve Energy: Our rustic log building is charming, but it is not well-insulated. Conserve valuable and expensive heat by keeping doors closed during use. Excessive use of heat, water or electricity will be added to rental cost at sole discretion of Rental Agent.

EFFECTIVE JUNE 1, 2009