

SPACE USE AGREEMENT

This Agreement is entered into on the _____ day of _____, 20____ by and between Chef Joe's Uptown Wedding and Event Center and

This agreement applies to the following space:

Chef Joe's Uptown Wedding & Event Center
700 North Cedar Street

The terms of this agreement are as follows:

1. Resident activities shall be appropriate to the facility and comply with civil codes, criminal codes, building codes, fire codes, and by-laws.
2. The Resident shall have first priority for the common area, on Date: _____, between the hours of _____ to _____.
3. Non-residents may attend the function in the common area provided they are guests of the authorized Resident, as set out in this Agreement.
4. The number of people in the common area shall not exceed the maximum allowable in accordance to fire or building codes.
5. The Resident shall provide responsible and adequate supervision and control noise and behavior in and around the common area for all activities. The Resident will be in attendance during all activities.
6. Following each activity, the Resident is responsible to clean the space after their event. This includes sweeping the floors, leaving washrooms and kitchen clean, removing decorations, spot cleaning walls, and removing garbage to a bulk container.

7. A nominal fee of \$175 shall be charged to rent the facility for up to 4 hours between 10:00 and 5:00 pm. A nominal fee of \$225 shall be charged to rent the facility after 5:00 pm. The rental space is NOT available after 10:00 pm.
8. A nominal fee of \$50 shall be charged as a damage/cleaning deposit for use of the common area. If there are no damages or cleaning required, the deposit will be returned to the Resident.
9. The Resident and non-resident guests agree not to hold the Landlord or any of its staff liable for any damages.
10. Any malfunctions, loss, or damage of the Landlord's furnishings, equipment, or property occurring during the on-site event must be reported immediately to the Landlord. Repairs and other maintenance will be arranged by the Landlord. The Landlord reserves the right to charge back any associated costs if it is deemed to be the fault of the Resident.
11. The terms of this agreement will apply to everyone who uses the common area for activities. The Resident will be responsible to ensure that everyone is aware of the terms and that the terms are adhered to at all times.
12. Further to the above, if the expressed terms and conditions of this Agreement have not been met, the Resident shall be considered in breach of this agreement, and the Landlord shall reserve the right to stop the activities in the common area.
13. This Agreement may be terminated without cause, in writing, by the Landlord due to operational considerations.

Resident Signature_____ **Date**_____

Owner Signature_____ **Date**_____