



PINE CREST SCHOOL
Lease Agreement for the Use of School Facilities
PREQUALIFIED AS:

Non-Profit Commercial

FISCAL YEAR	LEASE NUMBER
SCHOOL NAME Pine Crest Preparatory School	

THIS AGREEMENT made on (date mm/dd/yyyy) _____ between PINE CREST PREPARATORY SCHOOL, INC. as Lessor, and _____, as Lessee. That, by signing this agreement, Lessor does hereby lease unto the Lessee and Lessee takes and hires from Lessor the premises described below, for the date(s) and time(s) described below and for the use described below and for no other purpose, and will abide by all other terms and conditions listed on this lease, front and back, and Exhibit(s) (listed below) attached hereto.

Exhibits: _____

The Lessee was prequalified for fiscal year _____ - _____ for the use of this facility on ____/____/____ by Pine Crest Preparatory School. Attached is a certificate of liability insurance naming Pine Crest Preparatory School, Inc. as additional insured and is in the amount required by Pine Crest Preparatory School Business Office.

INTERIOR SPACE / EXTERIOR SPACE (See Rate Schedule hourly rate).

DESCRIPTION	HOURS	HOURLY RATE	TOTAL AMOUNT
1.			
2.			
3.			

SUBTOTAL

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LABOR (See Rate Schedule hourly rate).

DESCRIPTION	HOURS	HOURLY RATE	TOTAL AMOUNT
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			

SUBTOTAL

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ADDITIONAL LABOR, SERVICES, &/OR EQUIPMENT (See Rate Schedule hourly rate).

DESCRIPTION	HOURS	HOURLY RATE	TOTAL AMOUNT
1.			
2.			
3.			
4.			

SUBTOTAL

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TOTAL AMOUNT DUE

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DATE DUE

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SIGNATURE OF LESSEE DATE

SIGNATURE OF WITNESS DATE

SIGNATURE OF LESSOR DATE



TERMS AND CONDITIONS OF THIS LEASE

1. The Lessee will keep said premises in as good condition as when received and will not use or permit any use thereof which will invalidate or increase the rate of insurance, or overload the floors, or otherwise damage the premises.
2. The Lessee's occupancy of said premises shall be at Lessee's sole risk and Lessee does hereby release and shall indemnify and save Lessor harmless from and against all loss, costs, damages and/or claims, including but not limited to, the Lessor's own negligence on account of injury to persons, or property, arising out of the presence on or the use of Pine Crest property by the Lessee, its agents, members or guests.
3. The Lessee hereby warrants that said Lessee does not and will not discriminate against any person on the basis of race, religion, national origin, age or sex unless specifically exempted from compliance herewith by Federal Law or Federal Regulation.
4. The Lessee shall comply with and be bound by the following terms and conditions:
 - a. No acts shall be allowed in which open flames are used.
 - b. No fireworks or explosives of any nature shall be permitted in or about said facilities.
 - c. No smoking shall be allowed or permitted inside the buildings.
 - d. Foods may be sold or served on campus.
 - e. There shall be proper supervision for the accommodation and control of patrons attending any performance or activity.
 - f. No more than seating capacity of the Performing Arts Center, Bernstein Family Commons Room, or Gymnasium shall be permitted at any time.
 - g. No use of the facility(ies) shall be made contrary to the laws of the State of Florida, or contrary to any ordinance, rules or regulations of any proper government agency having the right to make same.
 - h. The lessee must provide proof of the required amount of insurance (no less than \$1,000,000) required by the Lessor's Business Office. The Certificate of Liability Insurance must name Pine Crest Preparatory School, Inc. as additional insured. Failure to provide this proof of insurance shall dissolve any obligations of the lessor under this lease.
 - i. Any other requirements or policies as stipulated by the Lessor.
5. The Lessee has examined and knows the condition of said premises and has received the same in good order and repair, and that no representations as to the condition or repair thereof have been made by Lessor or the agent of Lessor prior to the execution of this Lease, that are not herein expressed or endorsed hereon.
6. No lessee may sublease to a third party without the approval of the President of School or designee (Lessor).
7. Rental fees are to be paid at least twenty-four (24) hours prior to the use of a facility. Failure to pay this fee in timely fashion shall result in termination of this lease without written notice. Lessee shall and will pay and discharge all costs, expenses and attorney's fees that shall arise from enforcing the covenants of this lease by the Lessor, or the rights of the Lessor in the premises.
8. The waiver by Lessor of any breach of any term covenant, or condition shall not be deemed to be a waiver of such term, covenant or conditions or any subsequent breach of the same or any other term, covenant or condition herein contained.
9. No food or drink is permitted in the Performing Arts Center.