

LAKEMONT FARMS HOMEOWNER'S ASSOCIATION

c/o ACRI Commercial Reality
290 Perry Highway
Pittsburgh, PA 15229
412-459-0111

CLUBHOUSE LEASE & CLEANING CHECKLIST

This Lease (the "Lease") is made on or as of this ____ day of _____, **202**_, by and between ACRI Commercial Reality, as agents for Lakemont Farms Homeowners Association (the "Landlord"), and the Lakemont Farms Unit Owner (the "Tenant").

OWNER NAME

ADDRESS

PHONE NUMBER

EMAIL

TYPE OF FUNCTION

NUMBER OF GUESTS

The parties, hereto for and in consideration of the mutual covenants contained herein and with the specific intention of being legally bound, hereby agree as follows:

1. Landlord hereby leases to Tenant, and Tenant hereby rents from Landlord, all that certain party room, together with any furniture, appliances and equipment located therein, which is contained in a recreational building situated within Lakemont Farms (the "Premises") for a term hereinafter set forth.
2. The term of this Lease shall commence on _____ at _____ am / pm.
3. The Premises have been inspected by Tenant, and Tenant agrees to accept the same in their present "as is" condition.
4. Tenant will have exclusive use of the clubhouse only during lease period. This rental does not include exclusive use of the pool, playground or sport court. All established rules for use of shared amenities (pool, playground, and sport court) must be followed.
5. Tenant may not assign this Lease or sublet all or any part of the Premises without obtaining the prior written consent of Landlord. If Landlord consents to any assignments or subletting, Tenant shall remain liable for the payment of rent hereunder and the performance of the covenants and conditions contained herein.
6. Tenant covenants and agrees to pay to Landlord the amount of **\$300.00 (IN TWO SEPARATE CHECKS)** payable upon the signing of the Lease, **\$150.00 for rental fee, \$150.00 for a Security Deposit. (DATED FOR DAY OF RENTAL)**

- (a) Landlord hereby acknowledges that the **\$150.00** Security Deposit shall be held, without interest, for the benefit of Landlord as security for the faithful performance by Tenant of all the terms and covenants of this Lease and Lease Application, the provisions of which are incorporated herein by reference thereto. The Security Deposit will be returned to Tenant within a reasonable time after the termination all costs incurred by Landlord in correcting or satisfying any obligation of Tenant hereunder and less costs incurred by Landlord in returning the Premises to the condition required under Paragraph 8.
 - (b) If Tenant wishes to cancel this Lease, Tenant may do so without penalty by giving Landlord five (5) business days' notice of said cancellation. Any cancellation less than five (5) days, at Landlord's discretion, shall cause Landlord to retain any portion or the entire \$150.00 rental fee as liquidated damages. Should Tenant fail to occupy the Premises or fail to notify Landlord of cancellation prior to the event, Landlord shall be entitled to retain the full \$150.00 rental fee as if the Tenant had occupied the Premises.
7. Tenant shall not have the right to make any alteration or improvement to the Premises without first obtaining Landlord's written approval.
8. Tenant shall keep and maintain the Premises and every part thereof clean and in good order and condition and make all repairs and replacements thereto and to each and every part thereof become necessary as determined by Landlord. Tenant hereby agrees to allow the Landlord to repair the same at Tenant's expense.
9. **TENANT SHALL NOT BE PERMITTED TO:**
- (a) Bring, place or store on the premises anything which will in any way increase the risk of fire or the rate of fire insurance premiums.
 - (b) **Apply any tape, pinholes, staples etc to any wall, trim, furniture etc.**
 - (c) Keep any animal, bird or pet on the premises;
 - (d) Place any sign, advertisement or notice on a window or other part of the building, inside or outside, without Landlord's consent. In the event permission is granted to display a sign or advertisement, such sign must be removed immediately at the end of the event;
 - (e) Commit any improper noise or disturbance;
 - (f) Cause any offensive odor;
 - (g) Allow any windows or doors to remain open while the heating and air conditioning facilities are in operation;
 - (h) Allow more than fifty (50) people to be on the Premises at any one time during the Leasehold Period;
 - (i) Drop any article or material from a window;
 - (j) Place any dirt, trash or waste on the Premises, except in properly designated containers;
 - (k) Use the premises for any disorderly or immoral purpose; and
 - (l) Leave the premises without locking all gates and extinguishing all lights.
10. Tenant shall comply with and do and perform all things required by all statutes, laws and ordinance and regulations or every governmental authority and regulatory body having jurisdiction including, without limitation, all Rules and Regulations of Lakemont Farms Homeowners Association.

11. Tenant shall keep and save Landlord harmless from any penalty, claim, demand, loss, damage, charge, costs or expenses including, but not limited to, attorneys' fees imposed or incurred for violation of any ordinance or law, whether occasioned by the neglect of Tenant or any agent of Tenant then upon or using the Premises or otherwise howsoever or arising or allegedly arising out of any accident or other occurrence causing injury to any person or property and due directly or indirectly to the condition of or the use or occupancy of the Premises.

IN WITNESS WHEREOF, the parties hereto have duly executed and sealed this Lease as of the date first above written.

LANDLORD

WITNESS OR ATTEST:

LAKEMONT FARMS
HOMEOWNERS ASSOCIATION
ACRI COMMERCIAL REALTY

By _____

UPON TERMINATION OF THE LEASE, TENANT SHALL CAUSE PREMISES TO BE CLEANED IMMEDIATELY IN ACCORDANCE WITH THE CLUB HOUSE CLEANING CHECKLIST INCLUDED WITH THIS CONTRACT.

ALL CLEANING MUST BE DONE BY 9:00AM THE FOLLOWING DAY AND THE PREMISES SECURED. TENANT MUST RETURN KEY (S) TO THE LOCK BOX AND PLACE THE COMPLETED CLUB HOUSE CLEANING CHECKLIST ON THE KITCHEN COUNTER.

_____ **Initials**

The term of the clubhouse lease shall commence at 10:00 am on the rental date and end at 9:00 am the following day.

If the clubhouse is not rented the day before the contracted date, special arrangements may be made with the management company to access the clubhouse after 6:00 pm the night before for early setup.

Failure to get authorization for early setup will result in a charge for an additional day.

TENANT WITNESS OR ATTEST:

By _____

LAKEMONT FARMS CLUBHOUSE/DECK, SPORT COURTS, PLAYGROUND, AND SWIMMING POOL AREAS ARE SMOKE FREE, THEREFORE NO SMOKING, VAPING, OR E-CIGARETTES ARE PERMITTED.

Clubhouse leases are limited to homeowners whose HOA accounts are current and in good standing when the lease is submitted. (Lakemont Bylaws, Article VII, Section B)

CLUBHOUSE CLEANING CHECKLIST

Tenant shall return the keys to the lockbox and leave the checklist on the kitchen counter in the clubhouse immediately following the expiration of the Lease.

RENTER: _____

ADDRESS: _____

DATE OF RENTAL: _____

The Clubhouse will be inspected prior to the Security Deposit being refunded.

- 1 Report ANY damages to ACRI immediately.
- 2 Sweep, mop, and vacuum ALL floors.
- 3 Clean all restroom facilities. Replenish toilet paper & paper towels when necessary.
- 4 Clean kitchen areas including counters, oven, cooktop, microwave and refrigerator.
- 5 Remove ALL items from the refrigerator and freezer including ice.
- 6 If you have removed gallon jugs of water from the refrigerator or freezer, please put them back in place.
- 7 Empty all trash containers and take to the dumpster in the parking lot.
- 8 Return furniture to its original location.
- 9 Leave upholstered furniture free of crumbs, spills and spots.
- 10 Turn off all lights and fan when leaving the premises, including the outside lights.
- 11 Lock all windows and doors when leaving.
- 12 Clean up the deck area. Remove food, trash, cigarette butts. Place furniture and flower planters to original positions
- 13 Turn off and unplug the fireplace.
- 14 No tape or tacks used on walls and acoustic panels.
- 15 Return the thermostat to 68 degrees in winter / 70 degrees in summer.
- 16 If Sport Courts are used, dispose of all trash and lock the gate.

Renter's Signature: _____

Date: _____