

Barcroft Community House Contract

1. This Usage Agreement is made on _____ by and between Karen Darner of 969 S. Buchanan Street, Arlington, Virginia, Manager of the Barcroft Community House, and _____, Tenant, at _____, a member/nonmember of the Barcroft School and Civic League.
2. The Manager leases and transfers possession to Tenant, for the term of the Usage Agreement, of the Barcroft Community House, 800 South Buchanan Street, Arlington, Virginia, 22204.
3. The premises leased under this Usage Agreement shall be used by Tenant solely for the purpose of _____.
4. The Usage Agreement shall be effective for the term of ___ hours during the day(s) of _____.
5. In consideration for this Usage Agreement and the right hereunder, Tenant shall pay the Manager during the term of the Usage Agreement in the amount of \$_____.
6. Rent payments hereunder are due at least two weeks prior to use and shall be paid to the BSCL at 969 S. Buchanan St., Arlington 22204 or as the Manager shall designate. The key will be available to the tenant just prior to the beginning of the event and will be under the doormat at the manager's home. It is to be replaced there immediately following the event.
7. On or before the start of the term of this Usage Agreement, Tenant shall also deposit with the Manager the sum of \$75.00 as a security deposit for the compliance with the terms and provisions of this Usage Agreement. If Tenant should default or breach any of the terms and provisions of this Lease, or has otherwise caused damage to the Leased premises or grounds, except for normal wear and tear, the Manager may apply, use, keep, all or part of the security deposit to the extent required to correct the default, breach, or damage. If damage exceeds the amount of the deposit, Tenant will be liable for the amount in excess of the security deposit.
8. The Manager and the Tenant agree to the following additional covenants, rules and conditions:
 - (a) Unless otherwise specifically agreed in writing, parties of no more than 75 will be allowed in the Community House.
 - (b) There will be no parking allowed in the Women's Club parking lot.
 - (c) The floor of the Community House will be swept after use.
 - (d) If the kitchen is used, Tenant will clean and properly store or remove all food items from the premises.
 - (e) Tenant will remove all trash from the building and place it in outside barrels.
 - (f) Beer kegs shall not be permitted.
 - (g) There shall be no congregating of people outside the Barcroft Community House after dark.
 - (h) All doors and windows must remain closed during the event. Tenant may use the thermostat, located to the left of the stage, for temperature control.
 - (i) Because of a neighborhood noise ordinance, there shall be no live bands, disc jockeys, or amplified music on the premises without the express written consent from the BSCL Board of Directors.
9. The Manager and the BSCL will not be held liable for any personal injury or damage to any of the Tenant's property during the time of this Usage Agreement, which is indicated in paragraph 4.
10. The terms, provisions, and covenants contained in this Usage Agreement shall be binding on an inure to the benefit of the Manager and Tenant and their respective successors, heirs and assigns.
11. This Usage Agreement shall be governed by the laws of the State of Virginia.
12. The Manager and Tenant, intending to be legally bound by the terms of the Usage Agreement, have signed this Usage Agreement on the date first indicated above.

Signature of Manager

Signature of Tenant