



MARLETTE LODGE No. 343 F. & A. M.

## MARLETTE MASONIC TEMPLE ASSOCIATION

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3465 Main Street • Marlette, Michigan 48453

Mailing Address: Office of Secretary 2620 S. Decker Rd • Marlette, Michigan 48453

### MASONIC TEMPLE RECEPTION/DINING HALL FEE SCHEDULE

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MEMBER LEASE:	\$75.00 per day
NON-MEMBER LEASE:	\$175.00 per day
SECURITY DEPOSIT:	\$100.00 refundable
KITCHEN USE FEE:	\$25.00

(For Use of Stove & Oven.

Fee does not apply to members)



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RENTAL CONTACT PERSON: Lenny Zeigler (810) 399-7834

## LEASE OF MASONIC TEMPLE RECEPTION/DINING HALL

This lease agreement made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the Marlette Masonic Temple Association (MMTA) hereinafter designated "LESSOR" and

\_\_\_\_\_ hereinafter designated "LESSEE."

**In consideration of the covenants and conditions hereinafter contained, it is hereby agreed by and between the parties hereto as follows:**

1. The **LESSOR** hereby lets and leases unto the **LESSEE**, the following described premises owned by the MMTA for the following period:
  - The reception and dining hall
  - Limited kitchen facilities (coffeemaker, refrigerators, sinks). Stove and Oven use can be provided at a fee of \$25.00 per day extra.
  - DOES NOT include the use of dishes, silverware, dish towels, cooking utensils, flat top cooking griddle, or any other supplies within the building. (Restroom supplies are provided.)

Rental Date:

Rental Times:

\_\_\_\_\_ Start: \_\_\_\_\_ End: \_\_\_\_\_

2. Said premises may be used for \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

and for NO other purpose, without the written consent of the LESSOR.

3. **Checks are to be made out to the "Marlette Masonic Temple Association."**
4. When the date is set to reserve the Masonic Temple Reception/Dining Hall, the **LESSEE** shall pay, in advance, as a **security deposit \$100.00** for the faithful performance of all the covenants, conditions, and agreements of the lease agreement. Upon inspection of the hall by a representative of the Masonic Temple, if no damages, missing items or unclean areas, or trash are noted the security deposit will be refunded to the **LESSEE** by mail in a timely manner. The value of any noted damages and/or theft or cleaning will be deducted from the security deposit.
5. The **LESSEE** shall pay, in advance no later than 15 days before the event date, the lease fee of  
\$ \_\_\_\_\_.
6. The **LESSEE** shall not assign, transfer or sublet this lease on said premises, or any part thereof, without the written consent of the **LESSOR**.
7. THE **LESSEE** AGREES TO CONDUCT ITS ACTIVITIES UPON THE PREMISES SO AS NOT TO ENDANGER ANY PERSON LAWFULLY THEREON AND TO INDEMNIFY AND SAVE HARMLESS THE LESSOR AGAINST ANY AND ALL CLAIMS FOR THE INJURY TO PERSON OR PROPERTY (INCLUDING CLAIMS OF EMPLOYEES OF THE **LESSEE** OR ANY CONTRACTOR, **LESSEE'S** USE OF THE PREMISES. THE **LESSOR** MAY OR MAY NOT REQUEST THE **LESSEE** PURCHASE INSURANCE COVERAGE FOR THE EVENT, IN WHICH CASE THE **LESSEE** WOULD BE REQUIRED TO PROVIDE A COPY OF SAID INSURANCE CONTRACT.

8. **LESSEE** shall comply with all the laws of the United States, the State of Michigan, and local ordinances, rules, and regulations of the MMTA, and **LESSEE** will not do nor suffer to be done anything on said premises in violation of any such laws, ordinances, rules, and regulations.
9. **LESSEE** agrees to take out and pay for any permits and licenses required by any governmental authority and pay any tax, including amusement tax, incidental to the use of the leased premises under this lease.
10. The **LESSEE** reserves the right to eject any person or persons deemed by the LESSOR to be objectionable from the leased premises. Upon exercise of this right by the **LESSOR**, the **LESSEE** waives any and all claims for damages against the **LESSOR**.
11. The **LESSEE** shall not admit to said premises a larger number of persons than can safely and freely move about in said areas, and the decision of the **LESSOR** in this respect shall be final. The **LESSEE** will permit no chair or moveable seat to be or remain in the passageways and will keep passageways clear at all times. No portion of the sidewalks, entries, passages, vestibules, hall, or access to public utilities of said property shall be obstructed by the **LESSEE** or used for any purpose other than for ingress to and from the leased premises.
12. The **LESSEE** shall at the end of their scheduled event clean used areas of the Reception/Dining Hall, Kitchen, and bathrooms to the standard to which they received them. The **LESSEE** shall provide remove any and all trash from the facility including the Reception/Dining Hall, Kitchen, and Bathrooms.
13. It is further stated that the **LESSEE** agrees that the doors or openings that reflect or admit light into the building and lighting fixtures shall not be covered or obstructed by the **LESSEE** except with the prior written approval of the **LESSOR** when necessary to provide proper lighting effects for performances. The **LESSEE**, its agents, or employees shall not use the water closets or other water apparatus for any purpose other than that for which they were constructed. Without the consent of the **LESSOR**, **LESSEE shall not** put up or operate any engine or motor inside of the premises or use oils, bottle gas, camphene, kerosene, naphtha, or gasoline for either mechanical or other purposes.
14. No provisions of this contract shall be waived or altered except by writing endorsed hereon or attached hereto and signed by the **LESSOR** or its agents duly authorized in writing and by the person or person signing this agreement for the **LESSEE**, or some other duly authorized agent of the **LESSEE**. This agreement shall bind all persons claiming under the parties thereto in whatsoever character or capacity, as fully as if they were in every instance herein named. The invalidity of any particular clause, provision, or covenant herein shall not invalidate the remainder of the agreement, but the same shall be and remain valid in all respects as fully as the law will permit. This contract shall not be assignable.
15. The **LESSOR** shall have the right to terminate and rescind this contract in its entirety or in part at the option of the **LESSOR** immediately upon the happening of the failure of the **LESSEE** to perform, keep and observe any of the terms, covenants, and conditions herein contained on the part of said party to be performed, kept and observed. THE CANCELLATION OR RESCISSION OF THIS CONTRACT SHALL NOT RELIEVE THE **LESSEE** OF ANY LIABILITIES OR OBLIGATIONS HEREUNDER WHICH SHALL HAVE ACCRUED PRIOR TO THE EFFECTIVE DATE OF CANCELLATION OR RESCISSION.
16. It is agreed that **LESSEE** shall not injure nor mar, nor in any manner deface said premises, and shall not cause anything to be done whereby the said premises shall be in any manner injured, marred or defaced; and will not make any alterations of good, or repair, all damage to the building and property of **LESSOR** caused by **LESSEE**, it's agents, employees, guests, or invitee during the tenure of this contract.
17. It is agreed that **LESSOR** and or its agents may be present in the building during the event and/or conduct necessary compliance inspections as needed. The **LESSOR** and/or its agents would not conduct themselves in a manner that would disturb the peace and harmony of the **LESSEE's** event unless violations of law, ordinance or MMTA rules and regulations were observed.
18. **LESSEE** may cancel this agreement, by written notice directed to **LESSOR** at least 30 days in advance of the date scheduled for **LESSEE's** use for a full refund of the deposit. There will be no refund of the security deposit of cancellations made seven (7) days or less before the said event (The Rental Portion of the fee paid 15 days in advance would be refunded, but not the security deposit for seven days or fewer cancellations).

**LESSOR:**

**LESSEE:**

\_\_\_\_\_  
Representative for MMTA

\_\_\_\_\_  
Signature

Date: \_\_\_\_\_

Date: \_\_\_\_\_

\_\_\_\_\_  
Printed Full Name

Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Phone Number(s):

\_\_\_\_\_

Email:

\_\_\_\_\_

Copies

1-MMTA

2-Lessee

**\*\*NOTICE TO LESSEE:**

You are responsible for returning the facility to the same condition in which you received it. You are responsible for cleaning the areas you have used including the Reception/Dining Room, Kitchen, and bathrooms. This includes: Sweeping, Mopping, Wiping Counters & Tables, Cleaning Bathroom areas, and removing any and all trash from the facility.

When your event has concluded and you are approximately one (1) hour from being ready to vacate the facility you are asked to please call the following member to conduct an inspection of the facility and for you to turn over the keys.

Member: \_\_\_\_\_ Contact Number: \_\_\_\_\_

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**\*\*For Administrative Use Only\*\***

Date Turned Over Key to Lessee \_\_\_\_/\_\_\_\_/\_\_\_\_ by \_\_\_\_\_ Key No. \_\_\_\_\_

Date Inspected: \_\_\_\_/\_\_\_\_/\_\_\_\_ by: \_\_\_\_\_ ( ) Key Returned ( ) Return Security Deposit

( ) Security Deposit Deduction Requested \$ \_\_\_\_\_

Please Note Reason for Security Deposit Reduction Request:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Forward Security Deposit Return Requests to the Secretary