

Exhibit B

REALTORS® Association of Lake & Sumter Counties, Inc.
3001 State Road 19 • Tavares, Florida 32778
1655 E Hwy 50 Suite 302 • Clermont, Florida 34711
• Phone - 352-343-3003 •

Conference Room Rental Policy/Lease Agreement

This Conference Room Rental Policy/Lease Agreement ("Rental Agreement") is made and entered into this ____ day of _____, 20____, by and between the REALTORS® Association of Lake & Sumter Counties, Inc., hereinafter referred to as "Lessor", and _____, hereinafter referred to as "Lessee".

Email: _____

Phone Number: _____ - _____ - _____

In consideration of the mutual covenants and promises contained herein, Lessor and Lessee agree as follows:

1. **Event Description.** Lessor grants the Lessee the right to occupy and use only the REALTORS® Association of Lake & Sumter Counties, Inc. facility, hereinafter referred to as the "Premises" and only as outlined in this agreement on the following day(s):

Date(s): ____/____/____ - ____/____/____

Time: _____ - _____

Location: ____ Tavares

Name/Type of Event: _____

2. **Alcohol.** Alcohol consumption (if any) must be confined to the Conference room area and curtailed one half (1/2) hour before the Finish Time of the Actual Event.
 - a. All parties partaking in alcohol consumption of any kind **MUST** be of legal drinking age (21 years old) at the time of the event. All attendees who consume or may consume alcoholic beverages will be required to show proper identification to prove that they are of legal drinking age (21 years old).
 - b. If alcohol is to be served, Lessee **MUST** provide Lessor with proof of Event Insurance in advance of the event.
 - c. Lessee is responsible for complying with the laws relating to the serving of alcoholic beverages on the Premises.
 - d. Lessee shall ensure that any and all alcohol served on the Premises during Lessee's event is served by a licensed person/company pursuant to Fla. Stat. § 562.12(1).

- e. Lessee, including the person(s)/company(ies) Lessee hires to serve alcoholic beverages, shall not serve any guests that appear to be intoxicated.
 - f. It is the Lessee's responsibility to inform attendees of the above requirements.
3. **Rental Cost.** At the time of the execution of this Lease/Rental Agreement, the Lessee shall pay the Lessor the following rental fee:
Members – \$50 per hour
Non-Members – \$100 per hour

Total: \$_____
4. **Food.** Lessor does not provide food service. Lessee may contract for these services through outside *licensed & insured* vendors. Lessor can provide Lessee with a list of these vendors should Lessee request it. Lessor is not responsible for the ordering, quality, or service of any of the food vendors used on the premises. Lessor is not responsible for the set-up or tear down of the event. Lessor has a local contract for hire at Lessee's expense to set-up and tear down should Lessee request it.
5. **Cancellation.** Lessee shall have the right to cancel this Rental Agreement and all rental fees will be refunded in full, provided the Lessee provides Lessor with written notice of the cancellation of this Rental Agreement fourteen (14) days prior to the rental date. If cancellation occurs after the fourteen (14) days written notice the Lessee shall forfeit the Good Faith Security Deposit of \$_____ paid by the Lessee to the Lessor.
6. **Default.** Any default by Lessee under the terms and conditions of this Rental Agreement, or Lessee's failure to appear for the event, shall result in forfeiture of the total fees in Paragraph three (3) above.
7. **Damage to Premises.** If the Premises, or any of its equipment, is damaged by the act, default, or negligence of the Lessee or of the Lessee's agents, employees, patrons, attendees, or guests of any person(s) admitted to the premises by the Lessee, the Lessee shall pay to the Lessor, on demand, such sum not limited to the security/damage deposit, as shall be necessary to restore the premises to its present condition. The Lessee hereby assumes full responsibility for the character, acts and conduct of all persons admitted to the premises with or without the consent of the Lessee, or by or with consent of the Lessee's employees or any person acting on behalf of the Lessee or while the Lessee is in possession of the premises. The Chief Executive Officer (CEO) of the Association, or his designee, will make a preliminary walk through sometime after the close of the rental function.
8. **Liability.** The Lessor assumes no responsibility whatsoever for any property placed on the premises by the Lessee, and the Lessor is hereby expressly released and discharged by the Lessee from any and all liability for loss, injury, or damage to persons or property under this agreement and the Lessee agrees to indemnify and save harmless the Lessor from any claim, demand, loss, or lawsuit by reason of an accident, injury, or damage to any person or property arising out of this lease/rental agreement or the Lessee's occupation or use of the Premises, including, but not limited to any physical, emotional, mental, psychological, or economic

injury. The Lessee agrees that the Lessor may dispose of any property left on the premises at conclusion of Actual Event. The cost to dispose of such property must be paid by the Lessee upon demand.

9. **Access to Premises.** The Lessee will only be allowed access to the Premises for the purpose and time frame allotted within this agreement, including the times for the Event as provided in Paragraph 1. Additionally, Lessee, Lessee's caterer/food service company, and Lessee's bartender(s)/drink service company will be allowed access to the Premises for the purpose of preparation and setup one hour prior to the start of the event, and the Lessee's caterer/food service company, and Lessee's bartender(s)/drink service company will be provided access to the Premises for a period of time not to exceed one hour from the time the event has ended. Clean-up must be satisfactory to Lessor's CEO and if not, then a Janitorial Service will be hired by Lessor and paid for by the Lessee upon demand.
10. **Rules.** The Lessee hereby acknowledges that the Lessee has reviewed the Lessor's rules for rental of the Premises, which is part of this Rental Agreement. Any violation by the Lessee under this agreement shall result in a forfeiture of Lessee's security deposit. The Lessee acknowledges that it has inspected the Premises and is familiar, satisfied with and accepts Premises in its present condition.
11. **Disputes.** Any claims or disputes arising under or related to this Rental Agreement shall be adjudicated in the Lessor's local jurisdiction. If any legal action must be taken by Lessor to enforce this Rental Agreement, all costs and expenses, including reasonable attorneys' fees, will be paid, on demand, by the Lessee.
12. **Entirety of Agreement.** This Rental Agreement contains the entire agreement of the parties and cannot be changed except by written agreement signed by both parties.
13. **Interpretation.** This Rental Agreement shall be construed, governed, and interpreted pursuant to the laws of the State of Florida.
14. **Disputes.** Any claims or disputes arising out of, under, or related to this Rental Agreement, or the breach thereof, shall be adjudicated and determined in the appropriate court of the State of Florida located in Lake County, and Lessee hereby submits to the jurisdiction and venue of said court. If any legal action must be taken by Lessor to enforce this Rental Agreement, all costs and expenses, including reasonable attorneys' fees, will be paid, on demand, by the Lessee.
15. **Agreement/Authorization.** Lessee has read, understands, and agrees to abide by the terms and conditions of this Rental Agreement and assumes total responsibilities of the function. The Lessee, and the person signing below, is authorized to enter into this Rental Agreement.
16. **Representations/Warranties.** The Lessee acknowledges that neither Lessor nor any agent of Lessor has made any representation or warranty with respect to the premises or with respect to the suitability of same for the conduct of Lessee's intended use, nor has Lessor agreed to undertake any modification, alteration, or improvement to the Premises except as provided in

this Rental Agreement. Lessee has had an adequate opportunity to inspect, and the acceptance of possession of the Premises by Lessee shall conclusively establish that the Premises were at such time in satisfactory condition.

In Witness Whereof, the parties hereto have signed this REALTORS® Association of Lake & Sumter Counties, Inc. Lease/Rental Agreement on the date written above.

Name: _____ Date: ____/ ____/ ____

Signature: _____