

1. **MESSAGE, SIGNS, ADHESIVE, LITERATURE AND HELIUM BALLOONS:** User shall not post or permit to be posted any sign, poster, or anything that will tend to injure, mar, or in any manner deface the premises including but not limited to nails, hooks, adhesive fasteners, task or screw. User may put up signs and or banners only on pre-approved areas by Management. The hanging of pictures, banners or any other items on interior or exterior walls, draperies, or superstructure along with advertising announced or publicized over any loudspeaker system requires prior written approval by the Management. Helium balloons are NOT allowed without prior written approval of the Management. The removal of any of the above mentioned by the Management will be billed to the User at a rate of \$50.00 per hour with a one (1) hour minimum.
2. **INSURANCE:** User agrees to obtain at its own cost and expense commercial general liability insurance in the sum of not less than \$1,000.00 for bodily injury and property damage for any one occurrence. The User shall, at the time of the execution of this Lease Agreement, furnish the Management with certificate of insurance showing the Veritas Hall along with Dominican Catholic School shall be named as additional insured hereunder.
3. **PERMITS AND LICENSES:** User agrees to obtain and pay for all necessary permits and licenses required by federal, country and local laws and regulations relating to User's activities on the premises. User shall provide to the Government Fire Chief and Chief Building an official copy of lay-out plan prior to the event diagramming egress and locations of User's uses in and around appropriate fire exiting. User shall maintain the proper fire lanes (as set by the Fire Chief) around the perimeter of the event.
4. **RESPONSIBILITY FOR CONDUCT OF PATRONS:** User hereby assumes responsibility of acts and conduct of all persons admitted to the premises, with the consent of the User or its employees or agents. User agrees that any damage caused by the act, default or negligence of User or User's agents, employees, patrons, and/or guests shall be the responsibility of User. Management reserves the right to eject or cause to be ejected any objectionable person or persons: and neither Management nor any of its officers, agents, or employees shall be liable to User for any damages that may be sustained by User through the exercise of such right.
5. **RESTORATION OF THE PREMISES:** User shall take all precaution to maintain the leased premises in good repair, and shall restore and yield the same back to the Management upon termination of this lease by the agreement in the same condition and repair. If the premises are not so kept by the User, the Management may enter the premises and do all things necessary to restore the premises to the prior condition, charging the cost and expenses to User.
6. **COST OF REPAIR:** User will pay to the Management the costs of repairing any damage of which may be done to the premises or any of the fixtures, furniture, or furnishings thereof by any act of User or any of User's employees or agents.
7. **UTILITIES:** Any utilities used beyond those normally used in the building operation shall be the responsibility of the User or Management's vendors as the case may apply, pursuant to standard Management utility rates.