

Arlington Community Church, UCC
52 Arlington Avenue Kensington, CA 94707
acc.staff@sbcglobal.net
www.acc.ucc.org 510 526-9146 office

Rental Agreement

This Rental Agreement is entered into between Arlington Community Church, UCC (ACC) and the Kensington Police Protection and Community Services District (KPPCSD). The lease is entered into this _____ day of March, 2018. The term of the lease shall commence on April 1, 2018 and expire on December 31, 2018.

The Premises shall be for KPPCSD meetings. The Premises shall consist of the Social Hall, Deck, Patio, Conference Room, Lounge and two bathrooms.

Meeting Times: For District meetings on the 2nd and on occasion 4th Thursday of the month and possibly special meetings as scheduled..

ACC has agreed to charge a flat rate of \$185.00 per board meeting to cover operating costs. Rental Check to be paid monthly.

Refundable Security Deposit: \$1,000

A cleaning fee of \$60-\$200 may be applied if rented rooms and exterior Premises are not left in tenable conditions.

Additional fees may apply if damage to ACC furniture or facilities, including, but not limited to scuff marks or stains on floors, furniture, or breakage or theft to the property.

KPPCSD shall provide ACC with a Certificate of Insurance listing ACC as Additional Insured Party in an amount not less than \$1,000,000 million general and \$2,000,000 million aggregate.

KPPCSD shall keep its group restricted to the rented Premises. **Under no circumstances is KPPCSD or the public allowed on:** Landscaped areas, stairs or upper deck of ACC on the Arlington Avenue (east side), or on the deck on the south end of the building above the point, or the south most point area, or anywhere on the Rincon Road access to the building.

In the event that KPPCSD must cancel or reschedule aa meeting, KPPCSD must give written email notice within (20) business days of KPPCSD meeting.

Displays and Decorations

Displays brought into the ACC must be approved by the Office. Items may not be attached to walls, floors, windows, curtains, stage rods or ceiling with nails. No fires shall be lit in the fireplace.

Tables and Chairs

ACC will provide tables, chairs, and table covers. ACC will set up and take down tables and chairs, and clean the floors and empty the trash.

Food and Beverages

Food is only allowed on Premises rented by KPPCSD. Food and beverages are not allowed in the Fireside Room or Sanctuary. KPPCSD must provide all food and beverages.

Alcohol

KPPCSD may serve alcohol. ACC will assume no responsibility for use of alcohol. Meeting attendees may be required to show proof of legal drinking age. In the event KPPCSD serves alcohol, KPPCSD shall provide an additional rider to the Certificate of Insurance listing ACC as an Additional Insured Party in an amount not less than \$1,000,000 general and \$2,000,000 million aggregate. In the event KPPCSD sells alcohol, KPPCSD shall obtain a license to sell alcohol.

KPPCSD may not serve red wine as it can seriously stain ACC hardwood floors. KPPCSD will be held responsible for any red wine spills and charged up to \$7,000.00 if floors are damaged. White wine is permitted.

Children

Children must be supervised at all times while in ACC. Chaperones may be required. Children are only allowed on the Premises rented by KPPCSD. They are not allowed on the stage for any reason and are not allowed to play behind the drapes or curtains. They may not play in the outside landscaped area, on the stairs to the upstairs deck and the upstairs deck. They may not play in the play yards nor use toys or equipment as they do not belong to the ACC. ACC is not responsible for injuries or damages.

Service Animals

Service Animals are allowed; owner must be responsible for any mess or damage done by the animal.

Noise

Noise shall be kept to an acceptable volume level.

Parking

Meeting attendees may park in the large parking lot across the street from the ACC entrance, on Arlington Avenue and behind ACC on Rincon Road. There are three disability parking spaces: Two on Arlington Avenue and one on Rincon Road.

Damages

KPPCSD shall be responsible for damages to ACC property. ACC is not responsible for damage, breakage or loss of items rented or brought into ACC or on its Premises by KPPCSD or meeting attendees. ACC shall not assume responsibility for any items left unattended.

Smoking

Smoking is not permitted within 25 feet of ACC.

If KPPCSD has any issues on the day of KPPCSD event KPPCSD should contact ACC Caretaker, **Javier Gonzalez, at 510-776-9731, Mr. Gonzales has authority in all matters. Failure to follow his directions will result in the loss of KPPCSD security deposit.**

Arlington Community ACC UCC

Kensington Police Protection Community
Services District

By: _____
Its: President

By: _____
Its: President