

Organization Name _____

LICENSE AND USE AGREEMENT

The parties are:

1. **Licensor:** Paso Robles Association of REALTORS®
2. **Licensee:** Named below.

The property covered by this Agreement is the Licensor's meeting room; restroom facilities and parking area located at 1101 Riverside Ave., Suite A, Paso Robles, CA.

The parties agree:

1. The Licensee shall pay a reservation fee of twenty-five Dollars (\$25.00) at the time this Agreement is signed. The reservation fee of \$25.00 is non-refundable if for any reason Licensee cancels the scheduled room utilization. Otherwise, the reservation fee shall be credited to the security deposit.

2. Daytime use shall be between 8:00 in the morning and 5:00 in the afternoon. Evening use shall commence at 6:00 in the evening and shall not extend beyond the Licensor approved time.

3. The meeting room may be licensed in increments stated below:
(a) 1-3 hours, for \$25.00 per hour
(b) 4-8 hours, for \$100.00

4. All fees (including key & cleaning deposit, plus misc. rentals) are due prior to the date of the use period.

5. Should the Licensee perform, present or cause the performance of any musical works, live and/or recorded, the Licensee shall be solely responsible for any and all copyright licenses and fees attached to such music.

6. Upon request, coffee supplies will be provided at \$3.00 per pot, public address system at \$20.00 per rental period and projector at \$150.00 (\$50.00 for members) per rental period.

7. Licensor shall not be obliged to furnish any support staff for the benefit of the Licensee, but shall have the right to have monitors present to insure that Licensee is performing in accordance with this Agreement.

8. The person signing on behalf of the Licensee shall be totally responsible for any and all damage caused to the Licensor's premises, arising out of or caused by any person attending the activity being sponsored by their Licensee or who may be present as a result of Licensee's activity.

9. Licensee represents that Licensee intends to use the premises for the following:

10. Under no circumstances shall Licensor be held responsible if, for any reason beyond the control of Licensor, the facilities are not available at the time and for the purpose desired by Licensee.

11. The rights and entitlements of Licensee may not be sold, transferred, or otherwise assigned without the express written approval of Licensor.

12. Licensee desires the use of the meeting room on _____ or every/other _____ Between the hours of _____ (a.m./p.m.) to _____ (a.m./p.m.)

13. Parking spaces in front of the Paso Robles Association of Realtors, Café Vio and Cool Hand Luke's are reserved for Granary tenants and their customers. All meeting room attendees must park on the street or in

parking spaces facing the street.

14. At the conclusion of Licensee's use of the premises, Licensee shall be responsible for cleaning up the meeting room and placing in receptacles provided by Licensor all cups, plates, napkins, utensils, paper and any other items resulting from Licensee's use of the premises.

In addition, if Licensee has moved or shifted tables and chairs into an arrangement different from that regularly utilized by Licensor, then Licensee shall be responsible for returning the premises and the chairs and tables to their original arrangement.

15. Under no circumstances shall alcoholic beverages be brought on to the premises by Licensee, nor shall alcoholic beverages of any kind or type be served, offered for sale or given to any person entering the premises as a consequence of Licensee's use. Smoking inside the building is prohibited.

16. In addition to the license fee, Licensee shall deposit with Licensor prior to the Licensee's use a \$50.00 cleaning/security deposit for non-food activities or \$100.00 cleaning/security deposit for activities in which food is to be served and a \$10.00 key deposit fee. Licensor will return the security & key deposit to Licensee following Licensee's use, Provided Licensee has in all respects performed and complied with the terms of this agreement.

17. No items, nails, screws, etc. may be attached to the walls, furniture or Licensor's property. Furthermore should the licensee do any damage to the licensor's property the licensee shall be held responsible for the cost of repairs to the property.

18. In the event legal action is required to enforce the terms of this Agreement, the prevailing party shall be entitled to the recovery of reasonable attorneys' fees and court costs. Venue for legal action shall, in all cases, be the County of San Luis Obispo.

19. Liability: A certificate of additional insured is required naming Paso Robles Association of Realtors as additional insured for the day of the event. This can easily be obtained from your insurance agent. The certificate should be sent to Paso Robles Association of Realtors prior to the event. Paso Robles Association of Realtors is not responsible for injuries, damages or losses that might occur during an event.

LICENSEE

Printed name of Licensee/Organization

Signature of Licensee/ Date of Submittal

Address

() Telephone

LICENSOR

Date of Acceptance

Staff Signature