

Conditions of Rental Agreement

1. **The Renter at all times must adhere to Covid 19 Rental Regulations as provided by Landlord**
2. The premises include the building, adjacent grounds and the parking lot. Smoking is not allowed in the building. The building, including the bathrooms is a smoke-free environment. Due to fire risk, using candles, firecrackers or any source of open flame is also prohibited. It is the Renter's responsibility to ensure occupants/users strictly adhere to these conditions. Smoking must be away from the main entrance.
3. No alcoholic beverages are permitted for sale on the premises unless a liquor license has been purchased from the Newfoundland and Labrador Liquor Licensing Board and the Landlord has given prior approval for the event. No alcohol is to be consumed outside the building on the grounds.
4. In accordance with the Town of Portugal Cove- St. Philips bylaws, no loud noise is permitted outside the building after 11 pm. All events must have ended by 1.00 AM. **Persons must vacate the premises by 1.30 AM. No Exceptions.**
5. All decorations, streamers and banners, etc. must be flame -proof. Sticky gum is to be used to adhere decorations to the walls. No scotch tape or push pins are permitted to be used. All decorations must be removed immediately before vacating the premises.
6. The kitchen is equipped with two microwave ovens, fridge, cooler, propane stove, two double sinks and a dishwasher. An extra cost will be applied for use of the stove and/or dishwasher and instructions for their use must be given by the Hall Manager, to the Renter. Barbeques are permitted outdoors, set at a minimum of three feet distance from the exterior wall of the building.
7. Before the end of the rental period, the Renter is responsible for the following:
 - wiping of tables, collapsing and stacking tables and chairs at back of room
 - wiping kitchen counters, cleaning fridge, cooler, microwaves, stove and dishwasher if used.
 - removing all garbage, picking up and disposing of refuse (including pet waste) from the parking lot and surrounding grounds.
 - removing all personal possessions.
 - checking and securing all windows and doors.
 - turning off all lights (including bathroom lights), propane gas and exhaust fans.
 - no long-distance phone calls are permitted on the Landlord's phone equipment.
8. Please adhere to the regulations regarding Parking.
9. Please Do Not Park in Fire Lane or Rectors Designated Space. Parking is Prohibited in Handicap Zone Without the Appropriate Parking Sign in the Automobile.

Please note the Landlord has the right at any time and from time to time to enter the hall during the rental. The Landlord is understood as the Rector, Caretaker, Wardens or their designate only.

