Grange Hall Rental and Hold Harmless Agreement

Rental of Grange Hall: Rental agreement between San Juan Island Grange #966 (Owner) and Washington State University by and through San Juan County Extension (Renter). Renter agrees to rent from Owner the San Juan Island Grange Hall, located at 152 First Street North, Friday Harbor, WA, for various dates throughout the period commencing at 9:00 AM/PM on 07/01/2022 and expiring at 9:00 AM/PM on 07/01/2024.

Renter will use the Grange hall for this purpose: Meetings and event space and no other purpose, or for any purpose that is in violation of any law, ordinance, or governmental regulations, or in any manner that is unsafe to any occupant.

<table>
<thead>
<tr>
<th>GRANGE HALL RENTAL RATES</th>
<th>MAIN HALL minimum 4 hours</th>
<th>KITCHEN minimum 4 hours</th>
<th>MAIN HALL and KITCHEN minimum 4 hours</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Sunday to Thursday</td>
<td>Friday and Saturday</td>
<td>Sunday to Thursday</td>
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<tr>
<td>Up to 5PM</td>
<td>$20/hour</td>
<td>$30/hour</td>
<td>$20/hour</td>
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<tr>
<td>5PM-Midnight</td>
<td>$30/hour</td>
<td>$50/hour</td>
<td>$30/hour</td>
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<tr>
<td>Full Day</td>
<td>$220</td>
<td>$300</td>
<td>$200</td>
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<tr>
<td>8AM-Midnight</td>
<td></td>
<td></td>
<td>$300</td>
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<tr>
<td>Use of the Deck*</td>
<td>$10/hour</td>
<td>$15/hour</td>
<td>$10/hour</td>
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*the Deck may not be rented separately. Includes use of 6 tables and 24 chairs, one propane grill and one propane griddle.

_____ $20 extra to use the Yamaha C5 grand piano
_____ Performance sound system available at extra charge

Available Discounts:

• 20% discount for Grange members and non-profit organizations
• Once-per-year 50% discount for members of SJI Grange #966
• Special rates for monthly meetings or a series of events
• Special kitchen rates for value added processing for local markets

Payment by Renter: Renter shall pay within 30 days upon receipt of final invoice, after the event.

Please make checks payable to San Juan Island Grange #966

Convey the completed Rental Agreement, and subsequently, checks for rent, in one of the following manners:

1) Place in the locked Grange mailbox by the Grange Hall’s entrance door at 152 First Street. Please call 360-378-6632 to let us know you have done so.

2) Mail to San Juan Island Grange #966, PO Box 2013, Friday Harbor, WA 98250.
No subletting or assignment of rental is permitted.

**Return of Grange Hall:** Renter shall return the Grange Hall clean and undamaged. Upon demand of the Owner, the Renter shall be liable to the Owner for the dollar amount required for any cleaning and repair needed to restore the Grange Hall to rentable condition, due to any failure to clean, or any negligent damage to the facility caused by the Renter, or its officers, employees or registered volunteers acting in good faith and within the scope of their official duties.

**Responsibility for Conduct:** Renter shall be considered the responsible party in case of damage during the event, to the extent that such damages are the result of negligent acts and/or omissions of the Renter, or its officers, employees or registered volunteers acting in good faith and within the scope of their official duties. An assigned person shall be on the premises throughout the event and through cleaning and lockup, ensuring that no person is allowed to engage in any conduct in the Grange Hall or on its premises that may cause harm, injury or damage to persons or property. Owner has the right to monitor the event.

- All minors on the premises must have adequate adult supervision.
- **Smoking is NOT allowed in the Hall or on the premises.**
- No alcohol is allowed on the premises, unless the required catering and alcohol permits are acquired by the Renter prior to the event. It is the responsibility of the Renter to obtain a Special Occasion Liquor license or Banquet Permit from the State of Washington and display it at the hall during the event.
- No candles or other open flames are to be used with the exception of the fireplace.
- No nails, tacks, staples, hooks, glue or duct tape are to be used on the walls. Masking or painters tape are permissible, if they are removed right after the event.
- **All garbage, food, recycling and beverages must be removed immediately following the event from the hall and kitchen and placed in the cans outside.**

**Cancellation & Date Change Policy:** There are no refunds for cancellations made less than 14 days prior to an event.

**Hold Harmless:** To the extent permitted by and within the coverage afforded by the State of Washington Self Insurance Liability Program (RCW 43.19.766 et seq.) and the Tort Claims Act (RCW 4.92.060 et seq.), Renter shall defend, indemnify and hold harmless Owner with respect to any and all claims and demands which may arise out of the negligent acts and/or omissions of the Renter, or its officers, employees or registered volunteers acting in good faith and within the scope of their official duties during Renter’s use of the Grange Hall, provided however that such indemnification shall be limited to the amount paid by Renter to Owner under this Agreement.

**Entire Agreement:** This is the entire agreement and understanding between the parties relating to the Grange Hall and its premises. No modification or claimed waiver shall be binding upon either of the parties unless made in writing and signed prior to rental date.

**Renter (printed name):** Washington State University by and through its San Juan County Extension

**Signature:** Heather Davison  
**6/29/2022**  
**Associate Manager**  
**Real Estate and Business Operations**  
**Washington State University**

**Mailing address:** PO Box 641045, Pullman, WA 99164-1045

**Phone number(s):** 509-335-2066  
**Email:** heather.davison@wsu.edu

**Responsible party at the event (printed name):**

**Phone number(s):**

**Email:**