

CORY LAKES COMMUNITY DEVELOPMENT DISTRICT BEACH CLUB RENTAL AGREEMENT

This Cory Lakes Community Development District Beach Club Reservation Agreement (the "Agreement") is entered into by and between the Cory Lakes Community Development District, a special-purpose unit of local government organized pursuant to Chapter 190, Florida Statutes (the "District") and _____ (the "Renter").

1. Cory Lakes Community Development District, who owns and operates the Cory Lake Isles Beach Club, acknowledges the receipt of a refundable fee of **\$500.00** to reserve the Beach Club on _____ from _____ a.m./p.m. to _____ a.m./p.m. Events may run a maximum of 6 hours. The facility attendant will review the checklist after the event. With satisfactory completion of all items on the checklist and the Office Administrator or Facilities Manager have reviewed all notes from the event, the deposit will be returned.

Name of Renter: _____

Address: _____

Phone Number: _____

2. **The deposit must be in the name of the resident.**
3. All fees are payable at the time of reservation. The reservation will not be valid until the rental fee and security deposit are paid. The patron(s) will be liable and responsible for all damage above and beyond the security deposit. _____ (initial)
4. Patrons WILL OR WILL NOT have alcohol present. Renter understands that if no alcohol is present but then is observed during the party, the entire security deposit will be forfeited.
_____ (full signature)
5. One (1) staff person is required to work during the six (6) hour Facility Usage. Should alcohol be added to the Facility Usage an additional staff person is required. An additional one hundred dollar (\$100) usage fee will be added to the total amount owed when two (2) attendants are required.
_____ (full signature)
6. Patrons reserving the Beach Club must be 21 years of age or older. I/we WILL NOT provide alcohol to minors. _____ (full signature)
7. Events where fifty percent (50%) or more of the guests are under age 21 require at least two (2) responsible adult chaperones. _____ (initial)
_____ (name of chaperone)
_____ (name of chaperone)

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8. Renter hereby agrees that no more than 100 persons shall be in attendance. The Renter, its agents, employees, patrons or guests shall not use the Beach Club for any unlawful purpose, and the Renter, their agents, employees, patrons and guests shall abide by the District's rental policies. **The maximum number in attendance is not to exceed 100 persons.**
9. Cancellations must be made 30 days before the scheduled event in order to receive a refund of one half (1/2) the rental fee. This is a courtesy to other patrons who may want to use the facility.
10. Rental of additional equipment such as chairs, tables, dance floor, etc. is not the responsibility of the Beach Club, and is the sole responsibility of the renter(s). All additional equipment rentals must be scheduled for pickup on the following workday, or there will be a charge of \$50.00 per day. All additional equipment rentals may remain inside the Beach Club but must be folded up and placed in the area next to the bathrooms (southeast corner).
11. Decorations may be attached to the metal frames of the windows and doors only (not on the glass; columns, tables or chairs) using anything that WILL NOT damage surfaces or leave holes. Decorations may NOT be put on the walls. Candles may be used for birthday cakes ONLY. Balloons must be secured so that they don't float to the ceiling and hit the fans. The planter and trees may not be moved for any reason. _____(initial).
12. Renters are responsible for set up and cleanup (refer to Before and After Checklist) and restoring the facility to the original condition immediately following the event. All furniture must be returned to its original position after the event. Garbage and trash must be removed from the premises and grounds of the Beach Club. If garbage and trash is left behind, the security deposit will be forfeited in full. The facility manager will review the checklist after the event. With satisfactory completion of all items on the checklist, the deposit will be returned. Renters will review and sign the Before Checklist *prior to set-up*. If the Renter does not sign the Before checklist, District has authority to refund money and stop party set-up until the checklist is signed. Renters will review the After Checklist following the event. If the Checklist is not signed by District Staff and renter, the security deposit will be forfeited. _____(full signature)
13. On-site attendant will periodically check activity at the Beach Club during the event. They are authorized to end the event, by all means necessary, if they observe any damage being done to the property or other behavior they deem as reckless or inappropriate. _____(full signature)
14. Renter, to the fullest extent of the law, hereby waives, releases, and discharges the District from any and all losses, claims, liability or damages, including but not limited to losses, claims, liability or damages to personal property or for any personal injury or harm suffered on District property in connection with the Rental and further agrees to hold the District harmless from, and will indemnify and defend the District against all liability or damage which may arise in any manner whatsoever, whether directly or indirectly, from the Rental.

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15. Renter shall not damage, mar, or in any manner deface the Beach Club, and shall not cause or permit anything to be done which may in any manner damage, mar or deface the Beach Club. If the Beach Club, during the term of the Agreement, shall be damaged by the act, default or negligence of the Renter, or of any of the Renter's agents, employees, patrons, guests or any persons admitted to the Beach Club by the Renter, Renter agrees to pay to the District upon demand all sums as necessary to restore the Beach Club to its condition prior to the Rental.
16. The park and beach closes at sunset. No event attendees, including children, are authorized at those areas after sunset.
17. Renter will comply with all laws, codes, and regulations of the United States, the State of Florida, the City of Tampa, and Hillsborough County, and Renter will pay any sales taxes or fees due to any authority arising out of Renter's use of the Beach Club.
18. This Agreement is made and shall be construed under the laws of the State of Florida with venue in Hillsborough County, Florida.
19. In the event of any dispute or damage claim arising with respect to the enforcement of this Agreement, the prevailing party shall be entitled, in addition to all other relief granted by the court, to a judgment for reasonable attorneys' and costs incurred by reason of such action, including appellate proceedings.
20. Renter may not assign their rights or interest under this Agreement.
21. Renter has received and agrees to follow and adhere to the attached Policies.

BEACH CLUB USER _____
(Signature)

DATE _____

OFFICE STAFF _____
(Signature)

DATE _____