



Rose Playground Facility Rental Agreement ~ Long Term

1200 N. 75th Street Philadelphia, PA 19151

Phone 484-240-1528 ~ Email opca19151@gmail.com

Tenant Name: _____

Address: _____

City/Zip: _____

Phone #: _____

Email: _____

Type of Activity spaced being used for _____

Lease Term

- The lease shall be for a term of one year, commencing on date (mm/dd/yy): _____ and month to month thereafter, with the option to sign another one year lease after expiry.
- Tenant agree to move out if the City of Philadelphia decides to sell the property or decides to use the property in another fashion.
- If the Tenants break the lease before the one year lease is over, the Tenants agree to pay the remaining months left on the lease.
- Tenant must provide minimum 60 days heads up notification before departure after the one year lease is over to provide enough time for OPCA to find new tenants.

Rent

- Tenants shall pay a security deposit in the amount of \$_____, which will be used to pay for damages incurred by the tenants. If Tenants decide to cancel the lease agreement after the deposit is made, OPCA will keep the deposit to make up for lost time and income as the OPCA will no longer entertain offers or show the premise to other prospective tenants.



- Rent shall be \$_____ per month. OPCA agrees to a fixed amount from the start lease date to one year. OPCA reserves the right to increase rent in the second year at their discretion.
- Tenants shall pay the OPCA in monthly payments of the first of each month for the month ahead. If payment is not received by the 4th day of the month a \$_____ a day penalty will be assessed until payment is made and received in full. After 30 days of non-payment an eviction notice will be filed and delivered. Rent can be paid in the form of cash, check and PayPal.

Other

- Tenant is responsible for all damages incurred to the facility. Whenever there is such damage the tenant must notify the OPCA within 24 hours to make sure the damage does not get worse.
- Tenants agree to return the property in the same condition during the first move in and will perform a walk through checklist of the property with OPCA upon start and end of lease.
- There are to be no storage of personal items on the property.
- All food must be properly stored to hinder insects and rodents.
- Tenants shall not assign or sublet any room at Rose Recreation Center or allow any other person to occupy the leased premises without OPCA's prior written consent.
- Tenants shall not make any material or structural alterations to the leased premises without the OPCA's prior written consent. Any remodeling must be done by a licensed contractor.
- Tenants shall comply with all building, zoning and health codes and other applicable laws for the use of said premises.
- Tenants shall not conduct on premises any activity deemed hazardous, or a nuisance, or requiring an increase in fire insurance premiums. Tenants shall respect the neighbors and keep noise level to a minimum. Tenants are restricted from illegal activities such as drug dealing. Any notification complaints by neighbors or police via email, writing or phone call will result in an initial warning. A second offense is a \$ 300 fine. A third offense may result in a rent increase or a 30-day notice to exit the property.



- In the event of any breach of the payment of rent or any other allowed charge, or other breach of this lease, OPCA shall have full rights to terminate this lease in accordance with state law and re-enter and re-claim possession of the leased premises, in addition to such other remedies available to OPCA arising from such breach.
- Tenants will indemnify and hold OPCA and OPCA's property including leased premises free and harmless from any liability for injury to or death of any person, including Tenants, or damage to property arising from Tenant's using and occupying the premises or from the act or omission of any person or persons, including Tenants in or about the premises with Tenants express or implied consent.
- This agreement constitutes the only agreement of the parties and supersedes any prior understandings or written or oral agreements between the parties respecting the subject matter.
- No amendment, modification, or alteration of this lease is binding unless in writing, dated subsequent to the date of this lease, and duly executed by the parties.

Rec Center Restrictions

- The center is a NON-smoking facility up to and including 50 feet from the door.
- No alcohol is allowed in the facility as well as on the premise
- No pets unless it is a service animal.
- Sleeping in the center is prohibited.

Emergency Procedures

- Call 911; give facility location and location of fire and any other pertinent information
- Utilize First Aid kit for any small injuries.
- If fire is small, extinguish with nearest fire extinguisher.
- To operate fire extinguisher, follow P.A.S.S.
 - Pull Trigger pin
 - Aim nozzle at base of fire
 - Squeeze trigger
 - Sweep from side to side
- If fire is large or out of control, calmly evacuate the facility.



By signing below, I acknowledge that I have read, understood and agree to the terms of this agreement and promise to adhere to the facility rules and restrictions. I, for myself, my spouse, my child/ward, and on behalf of our heirs, assign personal representatives and next of kin, hereby release, indemnify, and hold harmless Overbrook Park Civic Association, their respective officers, directors, officials, volunteers, agents, and if applicable, owners and lessors of premises used to conduct the event (releases), with respect to any and all injury, disability, death or loss or damage to personal property, incident to me or the people at the event I am leasing the property for, whether arising from the negligence of the releasers or otherwise, to the fullest extent permitted by law. Overbrook Park Civic Association will not be responsible for any equipment, property or persons during this event.

Tenant Signature & Date: _____

Tenant Printed Name: _____

OPCA Rep Signature & Date: _____

OPCA Printed Name: _____



Condition of Rental Property Checklist

Before:

_____ Bathrooms cleaned.

_____ Floors Mopped

_____ Chairs accounted for.

_____ Decorations taken down

_____ Refrigerator and freezer are cleaned.

_____ Air & heating functioning

_____ Kitchenette area is cleaned.

_____ Tables accounted for.

After:

_____ Bathrooms cleaned.

_____ Floors Mopped

_____ Chairs accounted for.

_____ Decorations taken down

_____ Refrigerator and freezer are cleaned.

_____ Air & heating functioning

_____ Kitchenette area is cleaned.

_____ Tables accounted for.