

**LAKE WALLKILL COMMUNITY INC.
CLUBHOUSE Rental AGREEMENT**

Alcoholic Beverage Addendum

This Rental Agreement Addendum (this "Rental") is dated _____, by and between Lake Wallkill Community INC ("Landlord"), and _____ ("Tenant"). Subject to the terms and conditions stated below the parties agree as follows:

Note: Tenants MUST be Members of Lake Wallkill Community INC in Good Standing.

This addendum must be accompanied by a fully executed Rental Agreement for the CLUBHOUSE. All of the Terms and Conditions of the Rental Agreement are in force with this addendum with the following modifications and additions: (Term numbers refer to Rental Agreement)

Modified Terms:

4. RENTAL PAYMENTS:

(c) Tenant shall be able to reserve up to a six (6) hour event with a rental payment of \$250 for a Private Event that would include the consumption of Alcoholic Beverages.

5. SECURITY DEPOSIT:

The security deposit for a private function including the consumption of Alcoholic beverages shall be \$500.

8. BY-LAWS / RULES & REGULATIONS:

The Management Committee has approved a resolution allowing for the consumption of Alcoholic Beverages for Private Functions provided this addendum is executed and the terms and conditions followed by the Tenant/Member.

12. STORAGE:

The tenant may use storage in the Clubhouse Store including refrigeration equipment for an additional fee of \$100. This option is ONLY available off-season and must be arranged with the Clubhouse Rental Coordinator.

25. INDEMNITY REGARDING USE OF THE PREMISES:

The terms of this provision in the Rental Agreement shall specifically apply to any losses, claims, liabilities and expenses that may arise from the use and consumption of alcoholic beverages by the tenant and their guests.

27. COMPLIANCE WITH REGULATIONS:

In addition to the terms and conditions in the Rental Agreement, specific emphasis is made to ordinances, requirements, laws and regulations of the federal, state, county, municipal and other authorities that regulate and govern the use and consumption of Alcoholic beverages including but not limited to the requirement that persons be 21 years of age.

Added Terms:

31. LIABILITY INSURANCE. Tenant shall maintain Liability insurance on the Premises in an amount equal to \$1,000,000.00. Landlord shall be named as an insured in such policies or riders. Tenant shall deliver appropriate evidence to Landlord as proof that adequate insurance is in force issued by companies reasonably satisfactory to Landlord not later than 2 weeks prior to the scheduled event. Failure to provide evidence of insurance with Lake Wallkill named as an additional insured shall be cause to terminate this addendum and/or the rental agreement at the sole discretion of the Landlord. Landlord shall have the right to require that the Landlord receive notice of any termination of such insurance policies. Tenant shall also maintain any other insurance which Landlord may reasonably require for the protection of Landlord's interest in the Premises. Tenant is responsible for maintaining casualty insurance on its own property.

32. EVENT SECURITY. It is the sole responsibility of the Tenant to provide adequate security for their event and to protect the assets and Members of Lake Wallkill Community INC. The use and consumption of Alcoholic Beverages increases the risk of adverse outcomes at the event. Tenant/Members are encouraged to plan for the security that is appropriate for the size and scale of their event. Should they determine they need assistance with security Lake Wallkill can put them in contact with our contracted security company who is knowledgeable of Lake Wallkill and the Tenant / Member can work directly with the security company to arrange appropriate security at their expense.

I understand & agree this is a legal representation of my signature:

Landlord:

Lake Wallkill Community INC.

Signature of Representative: _____

Printed Name: _____

Tenant:

Signature of Tenant (1): _____

Printed Name: _____

Signature of Tenant (2): _____

Printed Name: _____

Signature of Tenant (3): _____

Printed Name: _____