

Master Apts. Inc.
Riverside Lobby Private Event
Reservation Request/Rental Agreement

Rules/Guidelines for all events:

- The Shareholder Host must be present at all times to ensure moderate volume of electronic devices and guests.
- At least one responsible adult Shareholder for must be present at all times if children under the age of 12 are present and there must be one adult present for each group of 5 children under 10 years of age.
- Attendance may not exceed 30 people and hosts may not charge an admission fee to an event.
- The event must conclude by 10PM on weekdays, by 11PM on weekends.
- The host is required to clean up and leave the lobby in condition as found prior to event. If building staff need to clean the space there will be a minimum charge of \$50 applied deducted from the security deposit.

**RENTAL AGREEMENT and INDEMNIFICATION of
Master Apts. Inc., Orsid Realty Corp. by the Undersigned Indemnitor**

I understand that the use of the Riverside Lobby for private events is a privilege available only to Shareholders of Master Apts., Inc. in good standing. In return for this privilege, I agree to:

- Assure that the event complies with the rules/guidelines specified above.
- Maintain order at all times during the event and see that participants abide by the rules/guidelines.
- Leave the lobby in clean condition as it was prior to the event.

I understand that the cost of any cleanup services required due to failure of renter to clean up will be deducted from my security deposit; minimum: \$50. I understand that the penalty for violating this agreement may be loss of this privilege in the future and the imposition of a fine.

To the fullest extent permitted by law, the Indemnitor agrees to indemnify, defend and hold harmless the Indemnitees from any and all claims, suits, damages, liabilities, professional fees, including attorneys' fees, costs, court costs, expenses and disbursements related to death, personal injuries or property damage, including loss of use thereof) arising out of or in connection with the use of the Master Apts. Inc. Riverside Lobby by the Indemnitor, its agents, employees, or contractors (ex.: caterers.) This agreement to indemnify specifically contemplates full indemnity in the event of liability imposed against the Indemnatee and/or Managing Agent and/or Board of Directors without negligence and solely by reason of statute, operation of law or otherwise, and partial indemnity in the event of any actual negligence on the part of Indemnatee any liability imposed over and above that percentage attributable to actual fault, whether by statute, by operation of law or otherwise.

Indemnitees:

Master Apts. Inc.
Master Apts. Inc. Board of Directors
Orsid Realty Corp.

Renter/Indemnitor:

Signed: _____

Signed: _____

Print Name: _____

Print Name: _____

Dated: _____

Dated: _____