

**CENTRAL WISCONSIN ELECTRIC COOPERATIVE (“CWEC”)
P. O. BOX 100, 10401 LYSTUL ROAD
ROSHOLT, WI 54473**

COMMUNITY ROOM RENTAL AGREEMENT (“AGREEMENT”)

Responsible Party (“Renter”): _____
Address: _____
City, State, Zip: _____
Phone (Day): _____ Phone (Evening) _____
Fax: _____ Approximate No. Attending: _____
Date of Event: _____ Hours of Event: _____
Description of Event: _____

Rental Arrangement, Rate, and Rules

Renter must contact CWEC’s main office to make advance arrangements for use of CWEC’s Community Room, including set up, opening of the building, or other services. Rental payment rate will be determined by an established rate schedule. The full rental payment must be made to CWEC at least 24 hours in advance of the event. Renter shall only be permitted access to and use of CWEC’s Community Room, adjoining bathroom, and such other limited portions of CWEC’s facilities as CWEC may expressly permit.

Renter shall comply (and shall be responsible for any non-compliance by Renter’s employees, agents, contractors, guests, and invitees) with CWEC’s Community Room Rules and Regulations, as well as all other reasonable directives or restrictions from CWEC. Non-compliance shall be deemed a breach of this Agreement, and Renter will be responsible for any losses incurred by CWEC as a result.

Deposit

A \$50.00 deposit payment must accompany this signed Agreement as a separate check or payment. Deductions from the deposit may be made, and additional charges may be assessed, by CWEC for damages, cleaning, staff time, or other services provided or expenses incurred by CWEC as a result of Renter’s use of the facility. The deposit will be returned upon CWEC’s satisfactory inspection of the facility after the event.

Indemnification Agreement and Release of Liability

Renter acknowledges and agrees that the facilities to be rented under this Agreement are being furnished by CWEC “as is” and without warranty of any kind, express or implied, including any warranty that the premises are suitable for a particular purpose. Unless otherwise required by law, CWEC shall have no responsibility for the safety of Renter, its agents, employees, contractors, guests, or invitees, or any property belonging to the same. To the full extent permitted by law, Renter (1) releases, waives, discharges, and covenants not to sue CWEC, its members, directors, officers, employees, and agents (hereinafter referred to as “Releasees”) from all liability to Renter, Renter’s personal representatives, successors, assigns, heirs, and next of kin for any loss or damage, and any claim or demands therefor arising out of use of CWEC facilities by Renter, its employees, agents, contractors, guests, and invitees; and (2) indemnifies, defends, and holds Releasees harmless against any and all liability, losses, damages, injuries, expenses, penalties, or costs of any kind whatsoever (including legal expenses) arising out or incurred in connection with the use of CWEC facilities by Renter, its employees, agents, contractors, guests, and/or invitees, or any acts or omissions of such parties on or about CWEC premises.

Damages or Lost Items

Renter **is** responsible for any loss or damage to the rental space, building interior and exterior, and grounds. This includes, **but is not limited to**, damages to equipment, fixtures, surfaces, ceiling, floors, or any other property located on CWEC premises. Renter’s liability for loss or damages is not limited to the amount of the deposit received by CWEC. **Renter shall reimburse CWEC for any such loss or damage in excess of the deposit within 10 days of notice from CWEC.** CWEC is not responsible liability for property belonging to the Renter, its agents, employees, contractors, guests, or invitees.

Illness

Renter acknowledges the ongoing pandemic related to COVID-19 and that attending events at or about CWEC facilities could increase the risk of contracting COVID-19. Renter understands that COVID-19 is a highly contagious and dangerous disease and may result in significant personal injury or death. Renter is aware that participation in any activities at CWEC facilities carries with it certain inherent risks related to COVID-19 transmission that cannot be eliminated regardless of the care taken to avoid such risks, including, but not limited to (1) the risk of coming into close contact with individuals or objects that may be carrying COVID-19; (2) the risk of transmitting or contracting COVID-19, directly or indirectly, to or from other individuals; and (3) injuries and complications ranging in severity from minor to catastrophic, including death, resulting directly or indirectly from COVID-19 or the treatment thereof. CWEC makes no representation or warranty as to the safety of the facilities or the presence or absence of COVID-19 or any other contagious diseases to which individuals could be exposed on CWEC premises.

Special Notice

The Wisconsin Department of Corrections has given notice that as of January 4, 2017, a registered sex offender resides within 1500 feet of CWEC. Other registered sex offenders may also reside in the vicinity. Information regarding registered sex offenders and their residences can be found at <https://appsdoc.wi.gov/public/offenders>

Agreement

By signing below, the Renter accepts, acknowledges, understands, and agrees to the terms and conditions of this Agreement and the Community Room Rules and Regulations.

RENTER:

CWEC:

Signature

Signature

Print Name

Print Name

Title (if Renter is an organization)

Title

Date

Date