



## FACILITIES AND SERVICES RENTAL AGREEMENT Single Use

This Facilities and Services Agreement is made and entered into between Stillman College, hereafter referred to as "Institution" and \_\_\_\_\_, hereafter referred to as "Off-Campus Group" (OCG).

1. **THE EVENT.** This Agreement is for the use of \_\_\_\_\_.
  - a. **Single Use** The period of use will begin at \_\_\_\_\_ AM/PM on \_\_\_\_\_ and will end at \_\_\_\_\_ AM/PM on \_\_\_\_\_, including OCG's set-up and break-down.
  - b. **Extended Use** The period of use will begin at \_\_\_\_\_ AM/PM on \_\_\_\_\_ and will end at \_\_\_\_\_ AM/PM on \_\_\_\_\_, including OCG's set-up and break down. *Details of extended use will be outlined in the attached addendum. All special event rentals will require a separate contract.*
2. **PAYMENT.** In consideration for the below-mentioned facilities/services described herein, the OCG agrees to pay Stillman the sum of \$ \_\_\_\_\_. All checks should be made payable to Stillman College and submitted to the Business Office. A deposit in the amount of \$ \_\_\_\_\_ is required to confirm this reservation. Full Payment is due ten working days before the day of the event. Any charges incurred above the written estimate of costs will be billed immediately following the event, payable within fifteen (15) calendar days.
  - a. **Single Use** Only those reservations for which deposits have been received will be guaranteed. Reservation deposits may be refunded in the event of cancellation by an OCG on the following basis:
    - 1.1..1. When notice is received earlier than thirty (30) days prior to the reserved date(s), fifty percent (50%) of the deposit will be refunded.
    - 1.1..2. When notice is received thirty (30) days or less prior to the reserved date, no refund will be made.
  - b. **Extended Use** A deposit is required to secure reduced rates for the space described above over the specified rental period. The reservation for space must be made 2 weeks in advance whenever possible. Availability of space and staff to provide access to space is not guaranteed for reservations requested less than 2 weeks prior to the requested event date. Cancellation of any reservation will not warrant refund of deposit. The institution will work with the OCG to reschedule reservations as within reason over the course of the extend use period.
3. **SERVICES.** Routine services include use of facilities on an "as is" basis, for instance classrooms arranged in their normal manner. Facility and equipment set-ups and breakdowns varying from these norms will be considered extra services and will be charged as such for the time required to perform them. Tables and chairs required for OCG will be furnished per the rates listed on the current Facilities Rates Schedule. Furnishing of media equipment (projectors, screens microphones and amplifying systems, etc.) is considered extra service and is charged and billed as arranged with the Institution Audio-Visual Center at least ten working days prior to the event. OCG must obtain Institution's written permission prior to bringing any furnishings or equipment on

campus. The Institution will/will not provide any access to the internet to OCG. OCG may not dig, hammer stakes, etc. without Institution's written permission. Any damage caused by OCG will be OCG's responsibility.

4. **FACILITY RULES.** OCG is required to adhere to all Institution policies, regulations, guidelines, and all local, state and federal laws concerning health, safety and public order. A copy of the Institution's regulations will be provided to the OCG upon request.

5. **EVENTS WITH MINORS AS ATTENDEES.** Any OCG having participants or participant dependents under age 21 must provide adequate adult supervision at all times during the OCG scheduled dates on campus. Minor children must be accompanied by a parent/guardian.

6. **EVENTS INVOLVING SCHEDULED PHYSICAL ACTIVITY.** The OCG shall require all participants and supervisors to sign an assumption and acknowledgement of risk form that includes a detailed description of the event's risks and potential injuries. The OCG shall require all participants and supervisors to sign a waiver form waiving all claims against the "Releasees" as described in Section 8. with respect to or arising out of, any death or any injury that may be suffered or sustained by the participant or supervisor as the result of any OCG's actions or inactions, directly or indirectly, or any loss or damage or injury to or theft or loss of any property belonging to participant or supervisor on [Institution] property including but not limited to any property placed by participant or supervisor in or about Institution buildings, properties or facilities.

7. **NOTICE.** OCG agrees to provide timely notice to Institution of any occurrence of personal injury, death, or property loss, damage or destruction arising from the conduct of the event, and agrees to make reasonable efforts to mitigate same.

8. **WAIVER OF LIABILITY.** The Institution, including its governing board, trustees, directors, officers, employees, and any Participants, agents or volunteers acting at Institution's direction (collectively referred to as "Releasees") shall not be liable or responsible in any way for, and against the Institution with respect to or arising out of, any death or any injury that may be suffered or sustained by OCG or any employee, invitee, guest, or agent of OCG or any other person as a result of any OCG's actions or inactions, directly or indirectly, or any loss or damage or injury to or theft or loss of any property belonging to OCG or any employee, invitee, guest, or agent of OCG on Institution property including but not limited to any property placed by OCG in or about Institution buildings, properties or facilities. The provisions of this paragraph shall survive the termination of this Agreement with respect to any damage, injury, illness, or death occurring prior to such termination of this Agreement.

9. **INDEMNIFICATION.** Each party shall, to the fullest extent permitted by law, defend, hold harmless and indemnify the other party and its affiliates, trustees, directors, officers, members, partners, principals, employees and agents against any and all claims, demands, causes of action or damages, including attorneys' fees (collectively, "Claims"), arising out of or relating to any of the obligations undertaken in connection with this Agreement, including but not limited to (i) any breach of this Agreement; (ii) any actual or alleged injury or death to a person and/or loss of or damage to property caused directly or indirectly, wholly or in part by a party, its officers, directors, trustees, agents, contractors, employees or representatives and (iii) any Claims arising out of OCG's failure to comply with Section 5. or 6. of this Agreement. This indemnity does not apply to any Claims arising from the gross negligence or intentional misconduct of the Indemnified Party. If OCG requires its participants to sign a hold harmless and / or an indemnification agreement, such agreement shall release [Institution] in the same manner as OCG. The provisions of this paragraph shall survive the termination of this Agreement with respect to any indemnifiable actions occurring prior to such termination of this Agreement.

10. **INSURANCE.** OCG shall provide a certificate of insurance for the coverages listed in the paragraph below at the time of the submission of the deposit. The Institution should appear as an additional insured on all policies of insurance except for any required auto and workers compensation insurance. The certificate of insurance shall also indicate that there is no applicable cross suits liability exclusion (allows an insured to sue another insured). OCG and its insurers agree to waive their right of subrogation against the Institution for any

general liability, auto liability and workers compensation claims made against OCG’s policies. All such insurance should not include any restrictions or governmental immunities built into the insurance coverage and policies.

Limits of Insurance: OCG shall provide evidence of **a)** Commercial General Liability (CGL) insurance or OCG's Liability Insurance of an amount of not less than \$1 million per occurrence. If the use of facilities includes physical activities, such as sports camps, the CGL limit shall be \$2 million per occurrence with no athletics activities exclusion. **b)** Any OCG with OCG employees on campus shall provide evidence of statutory Workers Compensation insurance and \$100,000 of Employers Liability insurance. **c)** Any OCG serving liquor on campus shall provide evidence of Liquor Liability insurance of an amount of not less than \$ 2 million per occurrence / \$ 2 million in the aggregate. Coverage endorsed onto the General Liability policy is acceptable. **e)** Any OCG providing Athletic Trainers on campus shall provide evidence of Medical Professional Liability insurance of an amount of not less than \$ 2 million per occurrence/\$ 2 million in the aggregate. Coverage endorsed onto the General Liability policy is acceptable. If OCG is a wedding or family reunion only **a)** and **e)** are required.

11. **TERMINATION.** If, through any cause, OCG fails to fulfill in a timely and proper manner any of OCG’s obligations under this agreement, Institution has the unilateral right to terminate this agreement and not permit OCG to utilize Institution’s premises or services for the reasons described above by giving written notice to OCG of such termination. In the event of such cancellation, the contract is null and void and Institution shall be discharged from any obligations to OCG. If Institution cancels this agreement under the terms of this Section, OCG is obligated to immediately pay the full amount of this contract to Institution.

Force Majeure – In the event that Institution buildings, property or facilities shall be destroyed or substantially damaged by fire or other casualty, or in the event other circumstances render the fulfillment of this agreement impractical or impossible, OCG shall be obligated to pay the fees herein above stipulated only for those services, activities and events which shall have occurred prior to said casualty or circumstances. OCG hereby waives any claim for damages or compensation resulting from fire, casualty, or other circumstances causing curtailment of this agreement.

13. **ENTIRE AGREEMENT.** This Agreement contains all the terms and conditions agreed upon by the parties hereto regarding the subject matter of this Agreement. Any prior agreements, promises, negotiations or representations, either oral or written, relating to the subject matter of this Agreement not expressly set forth in this Agreement are of no force or effect. No changes, amendments, or alterations shall be effective unless agreed to in writing by both parties. The invalidity or non-enforceability of any terms or provisions hereof shall in no way affect the validity or enforceability of any other term or provision.

14. **CHOICE OF LAW.** This Agreement shall be interpreted in accordance with the laws of the State of Alabama. Unless waived by both parties, venue for any action to enforce or interpret the provisions of this Agreement shall be in Tuscaloosa County, Alabama.

\_\_\_\_\_  
Authorized Signature

\_\_\_\_\_  
Chief Financial Officer

\_\_\_\_\_  
Organization Name

\_\_\_\_\_  
Stillman College  
Institution

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date