

# 18 Main 1<sup>st</sup> Floor Rate Structure

## Weekly Time Slots:

- Weekdays: 8am - 5pm
- Weeknights: 6pm - 10pm
- Saturday or Sunday – ½ or whole day
- Weekend Rental: 5pm Friday - 5pm Sunday

## Cost Structure:

- ½ Day Weekday Rate 4-hour block \$40
- Weekdays - \$80/day
- 2 Weekdays - \$150
- 3 Weekdays - \$200
- Whole Week (weekdays) - \$250
- Saturday or Sunday 1/2 day - \$50
- Saturday or Sunday full day - \$100
- Weekend Rental (Friday 5pm – Sunday 5pm) - \$225
- Monthly Rental - \$800

## Additional Costs:

- Flat-screen Rental - \$25

***All Utility Costs Paid by Lessor  
FREE WiFi provided by BEC***

# 18 Main 1<sup>st</sup> Floor Rental Agreement

Ron Fischer, Property Owner/Lessor, grants permission for the use of 1<sup>st</sup> Floor at 18 Main Street, Blairstown, NJ 07825 as outlined, subject to the Terms and Conditions of this Agreement.

Lessee Name(s) \_\_\_\_\_

Name of Group/Organization \_\_\_\_\_

Contact Info: Address \_\_\_\_\_

Phone \_\_\_\_\_ Alt Contact/Phone \_\_\_\_\_

Dates & Times Required: From \_\_\_\_\_ To \_\_\_\_\_

Number of People Expected to Attend? \_\_\_\_\_ (Maximum 25 people at a time)

Type of Activity \_\_\_\_\_

Insurance info (if have) \_\_\_\_\_

Equipment Use/Flat Screen Monitor: Y/N \_\_\_\_\_ (+\$25 rental fee)

*All Utility Fees are Paid by Lessor.*

*"18 Main" WiFi provided compliments of the Blairstown Enhancement Committee*

Total Amount Due \$ \_\_\_\_\_

The Undersigned agrees to be bound by the Rental Agreement and Terms and Conditions and has the authority to sign on behalf of self and/or the organization.

\_\_\_\_\_

\_\_\_\_\_

Signature

Date

**PLEASE SUBMIT YOUR PAYMENT WITH THE COMPLETED RENTAL FORM**

**ALL Payments Made To: Ron Fischer (Lessor) 852 White Eagle Circle, St. Augustine, FL 32086**

**Questions/Scheduling: Cheryl Paulson: (908)362-7080 x1003, [cherylp@rpr-coupons.com](mailto:cherylp@rpr-coupons.com)**

# Terms and Conditions

## Terms of Occupancy

- The rental space is located at: 18 Main Street, 1<sup>st</sup> Floor, Blairstown, NJ 07825.
- The Lessee will use the space only for the scheduled times and uses, as secured in the Agreement. No illegal activities will be allowed.
- The Lessee and Lessor agree that in the time of this agreement, the space is in good, clean condition.
- The Lessee agrees to adhere to “Leave No Trace” principle: to leave the space in the same – or better condition it was found in (brooms and other cleaning supplies will be available).
- Upon exit, the Lessee agrees to shut off all utilities: lights, fans, heat (lower to 55°), A/C, etc.; to lock the door upon exit, and to leave the key on the entry table inside.
- The Lessee agrees not to share entry key with anyone other than those contacts listed in signed Agreement.
- The Lessor will not be responsible for any personal possessions that may be left in the space.
- No sale of any alcoholic beverages is permitted.
- Lessee will fully disclose the nature of the intended use of the space as well as all items or merchandise intended for sale under the use of the space.
- 18 Main Street reserves the right to refuse the use of the space at its sole discretion.
- No use of any open flames such as candles is permitted.
- No subletting of the space is permitted outside of the contracted agreement.
- Payment for the use of the space is due before taking occupancy.
- Lessee agrees to follow NJ Covid Requirements and Lessor requires face masks.
- Lessee agrees to pay for any damage done to the space through misuse or negligence on the part of the Lessee.
- Lessee agrees to allow 18 Main and the BEC to advertise their use of the space unless otherwise noted in this agreement.
- Lessor agrees to share the proceeds with the BEC.

## Payments

- Payments will be made to Ron Fischer and are due at time of Agreement.
- Late Payments/bounced checks will be subject to a \$25 fee.
- Lost/misplaced keys will be subject to replacement charge.