



The 903 Condominium Association LLC
 903 Providence Place
 Providence, RI 02903
 Office 401 274 7575
 Fax 401 274 7578

CLUBHOUSE FACILITIES RENTAL CONTRACT

Please read the following provisions carefully. It contains important, legal obligations on your part.

In consideration of The 903 Condominium Association LLC ("The 903") making the Clubhouse and the kitchen and the bar areas which are part of the Clubhouse (the "Facilities") available, I agree with and I shall indemnify, defend and hold harmless The 903, the property management company, the property owner and their respective affiliates, employees, agents and representatives (each, an "Indemnified Party"), against any and all suits, claims, liabilities and demands of every nature, including counsel fees, by reason of any damage or injury to any person, property, or item, which may arise from or be due to the use of the Facilities (or other 903 property) by me, my agents, servants, employees, or invitees or the conduct of any activity, work or things done, permitted or suffered by me in or about the same. If any action or proceeding be brought against an Indemnified Party by reason of any such claim, I agree to resist and defend at my expense such action or proceeding by counsel satisfactory to the Indemnified Party. Further, I assume all risk of damage, loss or liability, and waive any claim against each Indemnified Party which may arise from or be due to the use of the Facilities (or other 903 property) by me, my agents, servants, employees, or invitees or from any conduct, activity, work or things done, permitted or suffered by me in or about the same, in respect to property in, upon or about the Facilities or other 903 property, to whomsoever belonging, and waive all claims with respect to such damage, loss or liability thereof against the Indemnified Parties, except when solely caused by the negligence, willful misconduct or criminal act of an Indemnified Party.

I agree and understand that any liability or damage resulting from the use of alcohol by any person in connection with my use of the Facilities is sole responsibility. Further, I will refer to my individual unit owner policy under the Liability Section for my coverage limits regarding the use of alcohol. I agree and understand that a Certificate of Insurance acceptable to The 903 must be attached with this contract if I intend to hire a bartender.

I agree and understand that children under the age of fourteen (14) must be accompanied by an adult and that if children are in attendance, they are the sole responsibility of me and my invitees. I agree and understand that no Indemnified Party will be held responsible for their safety.

I understand that the Facilities consist of the main room of the Clubhouse and the kitchen and bar areas only. I agree and understand that the swimming pool, pool area, fitness room, theatre and lobby areas are not part of the Facilities and shall not be used by me or my invitees in connection with any rental or use of the Facilities.

I HAVE READ THE CLUBHOUSE RENTAL RULES AND GENERAL INFORMATION AND AGREE TO ABIDE BY THE PROVISIONS OF THAT DOCUMENT.

Resident's signature: _____ Date _____

Agent for The 903: _____ Date _____

The 903 Management reserves the right to allow prospective residents access to the Clubhouse during your event when conducting tours of the complex.

Please be advised that any damage to any 903 Property is subject to actual costs for cleaning, repair or replacement. You are responsible for the conduct of you family and guests and shall be liable for any damage to the facilities caused by them. Cost for repairs, if any, will be deducted from the security deposit. The unit owner will be responsible for any costs above and beyond the initial security deposit amount. Should the unit owner refuse to pay these costs, a lien may be placed on the unit owner's condominium for said amount.

The identity of any DJ's and/or bands you intend to use must be approved, in advance, by the Management Office.

Balloons & flowers are permissible. Confetti, rice, birdseed, etc. are NEVER ALLOWED.

The Property Manager/Concierge may insist upon hiring designated security guards for a party, at the resident's expense based upon the number of guests expected and entertainment provided.

Pets are not permitted in the Clubhouse or any other recreational area.

Smoking is prohibited in the Clubhouse and adjacent areas. Please refer to The 903 Rules & Regulations for additional smoking restrictions.

Rest Rooms are located in the common area hallway for your convenience.

All parties should end no later than 11:00 P.M. Events can last no longer than five (5) hours (this includes set-up time).

You are responsible for cleanup during and immediately after your event. Any and all material, food, drink, etc. shall be removed or placed in trash bags at the end of the event. Our staff will address removal of trash bags and carpet and floor cleaning.

All parties are subject to The 903 Condominium Association Rules & Regulations.

The 903 reserves the right to approve or deny any resident function.



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CLUBHOUSE RENTAL APPLICATION

Resident's Name: _____
 Unit: _____
 Phone #: Home: _____
 Work/Cell: _____
 Email: _____
 Check #: _____
 Rec'd: _____
 Date of Function: _____

Time of Function: From: _____ To: _____

Type of Function: (Birthday, Anniversary, etc.): _____

Approximate # of Guests: (maximum capacity 49 of people): _____

is liquor being served: Yes _____ No _____

Clubhouse Rental Rules and General Information

If you, as a resident, wish to reserve the Clubhouse for a private party, you may make arrangements with the concierge desk. 401-274-1185.

After it has been determined that a specific date is available, this Clubhouse Rental Application must be completed and returned to the Management Office with the appropriate rental and deposit amounts within seven (7) days of booking, or the date will not be held.

The Clubhouse Facilities Rental Fee is \$175.00 for tenants of a Unit and \$100.00 for Unit Owners. This is the cost to use the facility. Staff personnel from The 903 may be required to be in attendance during the function at an additional cost.

A SIGNED, completed Clubhouse Rental Contract, your rental check in the amount of \$175.00 or \$100.00 and a security deposit check in the amount of \$250.00 must be submitted within seven (7) days of booking your reservation, or the date will not be held.

You may reserve the Clubhouse for your own use or for any relative, guest or member of your household as you so choose, providing you are in attendance during the entire event (beginning to end). You will be assessed \$100.00 if you violate this rule.

The Clubhouse is open year round excluding the following holidays for functions: New Years, Easter/Passover, Memorial Day, 4th of July, Labor Day, Thanksgiving, and Christmas.

There is a maximum 49 person room capacity which must be observed.

THIS SECTION COMPLETED BY OFFICE:

Event started: _____ Ended: _____

Cost of Function (up to 5 hours):

Unit Owners \$100.00/ Unit Tenants \$175.00

\$ _____

Additional Hours _____ @ \$45.00 per hour:

\$ _____

Security Deposit Received:

\$250.00

Misc. Charges (if any):

\$ _____

Security Person (if needed) @ \$20.00 per hr _____:

\$ _____

Event Costs:

\$ _____

Less Refund (Security Deposit):

\$ _____

Final Balance:

\$ _____