

GREENTREE LEASE AGREEMENT

THIS AGREEMENT is made and entered into this _____ day of _____ at Streetsboro, Ohio, by and between GREENTREE HOMEOWNERS' ASSOCIATION (hereinafter referred to as "Association") whose mailing address is c/o: Reserve Realty Management Company, 480 West Aurora Road, Sagamore Hills, OH 44067 and _____, whose mailing address is _____ (hereinafter referred to as "Lessee") (collectively referred to as "Parties").

In consideration of the mutual covenants, promises, and terms and conditions set forth below, the Parties agree as follows:

1. Lessee agrees to lease the Greentree Community Center on _____ from _____ to _____ (time) ("lease period", at a cost of \$_____, plus a security deposit of \$_____. The Association shall lease the Greentree Community Center to Lessee on the stated date and time provided Lessee signs and returns the attached Liability Waiver and Release along with required fees.
2. The Lessee while leasing the Greentree Community Center must adhere to a maximum capacity of forty-six (46) people on the upper level, and fifty-four (54) people on the lower level.
3. Association will inspect the Greentree Community Center for any damage or violations of the terms and conditions of this Agreement at the conclusion of the lease period.
4. Association shall return Lessee's security deposit within seven days of the end of the lease period minus any charges for damage or violations of the terms and conditions of this Agreement. Association will provide Lessee with an itemized listing of all deductions or withholdings from the security deposit upon written request of the Lessee.
5. Lessee shall be responsible for any and all damage to the Greentree Community Center (and adjacent grounds) that occurs during the lease period. Lessee's responsibility for any damage is NOT limited to the amount of the security deposit.
6. Pets are prohibited from the Greentree Community Center unless the Association's prior written consent is first obtained.
7. Lessee shall keep and maintain the Greentree Community Center premises in a safe, clean, and sanitary condition during the lease period. Lessee must also return the Greentree Community Center premises in as good condition as it was received.
8. Smoking in the Greentree Community Center is PROHIBITED. Lessee shall be responsible for all smoke damage and/or cigarette, pipe, cigar or other similar type burns or related damage.

9. At the conclusion of the lease period, Lessee MUST:
 - a. Wipe clean all tables and chairs and return them to their original location.
 - b. Clean and sanitize the kitchen and all appliances.
 - c. Clean and sanitize the restroom.
 - d. Sweep and mop tile floor and vacuum carpeted floor.
 - e. Properly dispose of all rubbish, garbage and other refuse, inside and outside of the Greentree Community Center. This refuse must be disposed of off the Greentree Community Center premises.
 - f. Turn off all lights.
 - g. Shut and lock all windows and doors.
10. In addition to all other charges, penalties, damages, and other remedies provided for elsewhere in the Agreement, Association may assess the Lessee a charge of up to \$50.00 for each and every violation of the terms and conditions of this Agreement, as determined by the Board. The Board may further deny any Lessee the right to subsequently lease or use of any Association facility or amenity for a period of up to thirty (30) days from the infraction of this or any other Association agreement. These additional rights and remedies are not limited to the amount of the security deposit or other fee paid by Lessee to Association and do not preclude the Association from taking any other legal action as the Board may determine to be necessary.
11. Association is not responsible for any damage to or loss of any personal property during lease period.
12. This Agreement, including the Liability Waiver and Release, supersedes any and all other agreements, either written or oral, between the Parties with respect to the leasing of the Greentree Community Center and contains all of the covenants, agreements, and other obligations. No waiver, alterations or modifications of this Agreement or any other agreements in connection therewith are valid unless in writing and duly executed by the Parties.

IN WITNESS WHEREOF, the Parties have executed this Agreement on the date first written above.

GREENTREE HOMEOWNERS ASSOCIATION: LESSEE:

BY: _____
(Print Name) _____
(Title) _____

BY: _____
(Print Name) _____
(Title) _____