

BUILDING LEASE AGREEMENT

This Building Lease Agreement is entered into on this ____ day of _____ 200__, by and between Brighton Green Community Association (herein called BGCA) and

(Name) _____ (herein called Lessee)

(Address) _____

(Phone) _____

The building address is 609 N. Pinetta Drive, Richmond, VA 23235, phone number (804) 272-9946.

In consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

The term of the lease shall begin on the ___ day of _____ 200__, and end on the ___ day of _____ 200__. Lessee shall pay to BGCA the amount of \$_____ per hour or \$_____ per day.

Lessee shall also pay BGCA a "Security Deposit" in the amount of \$ **200.00**.

There shall be no smoking in the building.

Lessee will comply with the rules of the building as posted inside the building. BGCA shall hold the Security Deposit without liability for interest and as security for the performance of the lessee. Lessee shall not consider the Security Deposit an advance payment. BGCA may, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good repairs or clean-up necessary from damage occurring during the lessee's time spent in the building. If the lessee abides by the rules of the building and the building, upon inspection, is free of damage and all items have been accounted for after the lessee has returned the building key, BGCA shall return the balance of the Security Deposit.

It is Chesterfield County ordinance that there will be quiet after 10:00 PM. It is understood that the lessee will abide by this Chesterfield County ordinance.

If the police or fire department is called to the premises due to disorderly conduct or fire, the Security Deposit shall be forfeited.

Cancellation Notice:

Cancellations must be received no later than 10 days prior to the event date specified in this agreement. Lessee is required to leave a voice message on the BGCA hotline, (804) 272-9946, with name and call back phone number. Voice mail messages are time stamped. Failure to provide notice of cancellation as stated above, will result in a forfeit of the Security Deposit.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

_____ BGCA representative

_____ Lessee