

COMMUNITY ROOM RESERVATION AGREEMENT

This agreement for the reservation of the Community Room is made this _____ day of _____, 20____ between WCC 252, hereinafter referred to as the "Corporation" and _____ (Unit _____), hereinafter referred to as the "Unit Owner".

WHEREAS, the Unit Owner desires to temporarily occupy and make use of the Corporation's Community Room located at 200 Jamieson Parkway, Cambridge, ON.

WHEREAS, the Corporation agrees to such occupation and use in consideration of certain deposits and covenants herein enumerated.

Now, therefore, the parties agree to the following terms and conditions:

- I. EVENT DESCRIPTION/ROOM ACCESS:** The Unit Owner shall have access to and use of the Community Room from _____ am/pm on _____ to _____ am/pm on _____, 20____ for the purpose of hosting a/an _____ event. The Corporation shall provide to the Unit Owner access in a reasonable timeframe prior to the above-described event.
- II. DEPOSIT:** The Unit Owner shall pay to the Corporation the sum of **\$200.00** in cash no later than two (2) days prior to the scheduled event. The sum of \$200.00 is a damage deposit which will be returned to the Unit Owner minus any charges for actual damages done to the Community Room or any other common element area of WCC 252 by the Unit Owner or his/her guests, invitees or visitors.
- III. OCCUPANCY:** The maximum occupancy of the Community Room is twenty (20) people.
- IV. RULES:** The Unit Owner shall and require all guests, invitees or visitors to comply with the rules of WCC 252 as amended from time to time.
- V. REMOVAL OF BELONGINGS:** The Unit Owner shall remove all personal property, food, trash and other items that were not present in the Community Room when the Unit Owner took control of it and shall hold WCC 252 and its agents harmless for the loss of any items that may be removed by WCC 252, its agents or any other person during the term hereof, whether with or without the consent of the Unit Owner. The Unit Owner shall leave the Community Room in a clean and tidy condition immediately following the use thereof.
- VI. RETURN OF DEPOSIT:** Upon the Unit Owner's completion of his/her obligations under Paragraph V above, the Corporation shall return to the Unit Owner the deposit minus any amounts deemed necessary to repair damages inflicted upon the Community Room, furnishings and fixtures contained therein and any other common element area of WCC 252 during the term

hereof by the Unit Owner and/or the Unit Owner's guests, invitees and all other persons whatsoever who enter the Community Room during the reservation period, whether or not such persons did so with the Unit Owner's knowledge or consent.

VII. UNPAID DAMAGES: The Unit Owner shall also be liable to the Corporation for any excess damages to the Community Room and any other common element area of WCC 252 and their repair, legal fees, court costs and other expenses associated with the collection of the balance of damages should the damages exceed the deposit amount.

VIII. LIABILITY: The Unit Owner shall be liable for any physical damages, losses or legal actions that the Corporation may incur as a consequence of the actions of the Unit Owner or any of the Unit Owner's guests, invitees and all other persons while the Unit Owner is in control of the Community Room and shall indemnify and hold harmless the Corporation against any and all legal actions which may arise from the Unit Owner's use of the Community Room or while within the confines of any other common element area of WCC 252 during the term hereof.

IX. DISPUTES: Any disputes arising under this agreement shall be adjudicated in the Corporation's local jurisdiction.

IN WITNESS of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Unit Owner's Signature

Printed Name

Authorized Signature

Printed Name