

**FAIR RIDGE RECREATION ASSOCIATION  
CLUBHOUSE LEASE AGREEMENT**

This agreement is hereby entered into on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Fair Ridge Recreation Association (FRRA) and \_\_\_\_\_ (Lessee), owner/resident of \_\_\_\_\_.  
Home No. \_\_\_\_\_ Work No. \_\_\_\_\_ (Address)  
**DATE OF RENTAL:** \_\_\_\_\_ **FROM (time):** \_\_\_\_\_ to \_\_\_\_\_

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**LEASING CONDITIONS**

1. **CLOSING HOURS:** The Clubhouse must be **cleaned and vacated** by 11 PM Sunday through Thursday and 1 AM Saturday or Sunday morning for a Friday or Saturday rental, respectively. **No re-entry is permitted.**
  
2. **OCCUPANCY USE: MAXIMUM CAPACITY** of the Clubhouse is 49 persons (Authority, Fairfax County Fire Code). *At no time will violation of this limitation be permitted. Use is restricted to party room – no use of pool or grounds is permitted.*
  
3. **PHYSICAL REQUIREMENTS AND RESTRICTIONS:**
  - a. The lessee is responsible to leave Clubhouse and the parking lot, in the same condition as it was prior to use by the Lessee. A vacuum is provided for your use in the clubhouse.
  - b. The Lessee is entitled to inspect the Clubhouse prior to use. All discrepancies will be noted on the back of this agreement form and initialed by both parties. If the Lessee does not take advantage of this inspection, the condition of the clubhouse shall be as determined by the Association’s representative.
  - c. The cleanup must include, but is not limited to, removal of all rental and catering equipment, vacuuming and mopping the floors, cleaning all trash, and returning the furniture to proper positions.
  - d. All trash must be collected and removed from the premises and surrounding property, including cigarette or cigar stubs from the exterior ash urn. (There is no trash receptacle available for use at the Clubhouse).
  - e. The Clubhouse will be inspected following your use. Any discrepancy from original condition will be noted on the back of this agreement form. The minimum charge for any discrepancy, damage or violation is \$50.00.
  
4. **LESSEE RESPONSIBILITIES:**
  - a. The Lessee will be held responsible for the conduct of his/her guests.
  - b. Any use of the clubhouse must be strictly in accordance with all applicable Rules and Regulations as well as all laws and ordinances of Fairfax County and the Commonwealth of Virginia.
  - c. Any sale, or resale, of alcohol is strictly prohibited.
  - d. Any disturbance resulting in a legitimate complaint will be cause of the immediate termination of the Lessee’s use of the Clubhouse. Future use of the Clubhouse by the Lessee, if granted, will be subject to any special security provisions deemed necessary by the Association.
  - e. The Lessee agrees to hold FRRA and its Management harmless from any and all liabilities and actions whatsoever by the Lessee and his/her guests resulting from their use of the clubhouse and facilities. FRRA and its Management will not be held responsible for any loss or damage to personal property of any kind.
  - f. I understand that this is a NON-SMOKING facility and will not allow smoking inside the clubhouse.
  
5. **FINANCIAL CONSIDERATIONS:**
  - a. The rental fee is \$75 for Friday, Saturday, Sunday or Holidays and \$50 for weekdays. This agreement will not be considered effective nor will the Lease date be reserved until receipt of the rental fee. The rental fee is non-refundable unless a substitute, qualified Lessee accepts the Lease for the same date, completes a Lease Agreement and submits the rental fee.
  - b. **A \$350 CASH deposit is due when the room key is issued.** The deposit is fully refundable, after use of the Clubhouse, only if all Leasing Conditions have been met by the Lessee. This deposit will be applied against any damages, discrepancy or violation.
  - c. Keys will only be released to the Lessee.

I have read the above Lease Agreement and will abide by all stated requirements. I understand that any discrepancy, damage or violation of these requirements by myself or any of my guests may result in the loss of my deposit, immediate termination of my privileges under this Lease, and/or suspension of my future use privileges.

Signature of Lessee \_\_\_\_\_ Date Rental Fee Paid \_\_\_\_\_

Date Security Deposit Paid \_\_\_\_\_ Rec’d By \_\_\_\_\_ Key No. \_\_\_\_\_

Date Security Deposit Returned \_\_\_\_\_ Date Key Returned: \_\_\_\_\_

Lessee Initial: \_\_\_\_\_ Received by: \_\_\_\_\_