

3. **LIABILITY INSURANCE.** In addition to any Rental Fee and Deposit, Lessee shall secure and provide one of the following:
 - A. A certificate of liability insurance from Lessee's homeowner insurance or other insurer; or
 - B. A liability insurance policy issued by the National League of Cities (or similar entity) and registered through the Illinois Risk Management Association specific to the Lessee's rental and use of the Civic Center (For instructions on how to purchase insurance, contact the Village Office).

In either case, the Village of Jerome, 2901 Leonard St., Jerome, IL 62704 must be identified as a certificate holder and/or additional insured and the amount insured for shall not be less than \$500,000.

4. **CANCELLATION.** Any cancellation of Lessee's reservation of the Civic Center shall be made in writing and must be received by the Lessor at its office during its normal business hours at least fourteen (14) days prior to the beginning of the Rental Period. If written cancellation is not received within fourteen (14) days prior to the Rental Period, Lessee's Deposit shall be forfeited. Failure of Lessee to inform the Village of Jerome of cancellation or a failure by Lessee to show for the Rental Period will result in the forfeiture of Lessee's Deposit and, at the discretion of the Village Board of Trustees, may result in denial of future rentals of the Civic Center to Lessee.
5. **TAXES & OTHER DEBTS.** Any reservation shall be subject to cancellation by the Village where it is determined that Lessee has outstanding taxes or other debts owed to the Village. In the case of such cancellation, any Deposit will be forfeited and applied to such taxes or other debts owed to the Village.
6. **WAIVER.** Lessee waives all claims against the Village of Jerome, its officials, employees, agents or representatives, hereafter arising directly or indirectly out of the rental of the Civic Center by Lessee.
7. **INDEMNIFICATION.** Lessee agrees to defend, indemnify and hold harmless the Lessor, its officials, employees, agents and representatives from any and all claims, losses or expenses, including attorney's fees, incurred by Lessor hereafter arising directly or indirectly out of the Lessee's rental or use of the Civic Center.
8. **RULES AND REGULATIONS.** Lessee acknowledges that Lessee has been provided with and agrees to comply with the current Civic Center Rules and Regulations regarding the rental of the Civic Center, which are incorporated by reference as if fully restated herein.
9. **VILLAGE OFFICIAL BUSINESS:** Village of Jerome staff and Village Trustees shall be permitted access to the Civic Center restrooms, kitchen, and the mechanical room as needed during the rental period. Emergencies, safety, and mechanical issues will always take priority during rentals. To the extent reasonable and/or practical, the Lessee of record will be informed of such issues during their rental.

10. **ENTIRE AGREEMENT.** This agreement signed by all of the parties hereto, including the Civic Center Rental Application and Civic Center Rules and Regulations, constitutes a final written expression of all the terms of this agreement, is a complete and exclusive statement of those terms and supersedes all previous dealings and agreements by and between the parties.

Lessee Signature _____
Date

Village of Jerome Authorized Employee Signature _____
Date

Name Title

FOR VILLAGE USE ONLY

Lessee paid the \$ _____ Deposit on _____ Check No. _____

Lessee paid the \$ _____ Rental fee on _____ Check No. _____

Lessee provided proof of liability insurance on _____ Amount _____

Debt check was performed by _____ (*Initials*) on _____ (*date*).