



# Esterly Hall License Agreement

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_ by and between the Nevada County Association of REALTORS®, as a California Corporation (NCAOR) herein, and \_\_\_\_\_ (LICENSEE) herein.

## The parties agree as follows:

1. NCAOR hereby authorizes LICENSEE to utilize NCAOR's Esterly Hall, bathroom facilities, kitchen and parking lot, located at 336 Crown Point Circle, Grass Valley, CA for the following term:  
Hours to be used: \_\_\_\_\_ to: \_\_\_\_\_ Rental fee: \_\_\_\_\_  
(including set-up and clean-up time)  
Commencing on the \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.
2. **A deposit of FIFTY DOLLARS (\$50.00) will reserve Esterly Hall for the date requested.** The deposit will be applied toward the rental fee. Refund of the rental deposit will only occur if cancellation is made at least one week prior to reservation date. Rent shall be paid at 336 Crown Point Circle, Grass Valley, CA 95945
3. In addition to the rent listed above, LICENSEE shall pay to NCAOR **\$200** as a security and key deposit, which shall be refunded in whole or in part, depending on the condition of the premises and return of the keys following LICENSEE's use.
4. Prior to taking possession of the area subject to this agreement, LICENSEE shall obtain, at LICENSEE's cost, and shall deliver to NCAOR a Certificate of Insurance showing liability insurance in the face amount of **\$300,000.00** naming NCAOR as an additional insured, covering LICENSEE's use of NCAOR's property under this agreement.

Should LICENSEE sell alcoholic beverages on the premises during LICENSEE's use of the property, LICENSEE's Certification shall be in the amount of **\$1,000,000** (rather than **\$300,000** indicated above) and shall show evidence of a Liquor Permit, which may be obtained at ABC in Yuba City, CA.

5. The rent provided herein, the security deposit and the provisions for current proof of insurance must be paid and provided to NCAOR by LICENSEE one week prior to commencement of LICENSEE's use of the premises: failure to provide the above shall constitute a breach of LICENSEE's obligation under this agreement, entitling NCAOR to deny LICENSEE possession of the premises.
6. LICENSEE shall not assign all or any part of its interest in this Rental Agreement to any third person without NCAOR's prior written consent, and any such unpermitted assignment shall not be binding on NCAOR and shall entitle NCAOR, at NCAOR's option, to consider the unpermitted assignment a breach and to terminate this Agreement.
7. LICENSEE assumes responsibility for cleaning the premises following its use and to be financially responsible for the repair of any damage caused to the premises during the licensed period. LICENSEE agrees to be responsible for all set-up and tear-down after each use and the leave the meeting area as it was found unless otherwise discussed prior to use.
8. In any action arising out of this Agreement, the prevailing party shall be entitled to reasonable attorney fee and costs.
9. By executing the Rental Agreement and by accepting possession of the premises, LICENSEE acknowledges that the premises to be utilized by LICENSEE is clean and in good state of repair, and LICENSEE is to return the premises to NCAOR in as good a condition as received. NCAOR reserves the right to utilize all or any portion of the security deposit paid by LICENSEE to clean, repair, tear-down or set-up premises as needed, and LICENSEE agrees to reimburse NCAOR for any costs of cleaning or repairs in excess of the amount of the security deposit.
10. By executing the Rental Agreement it is understood that at any time when the premises is being used by minors there will be an adult in charge to oversee their activity.
11. LICENSEE shall use the premises for \_\_\_\_\_, and for no other purpose, without the prior written consent of NCAOR.

I have read the Esterly Hall Rental & License Agreement and will comply with all items herein. If Esterly Hall is left in a condition not complying with these rules, an additional fee will be applied. \_\_\_\_\_  
(initial)

Nevada County Association of REALTORS®

NCAOR Staff Member: \_\_\_\_\_

LICENSEE Name (please print): \_\_\_\_\_

LICENSEE Signature: \_\_\_\_\_

Full Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Date: \_\_\_\_\_