

Rental Agreement for Temple Bet Yam

2055 Wildwood Drive
St Augustine, Florida 32086
(904) 819-1875

- 1. Parties:** This rental agreement is between Members of Temple Bet Yam Board of Trustees. ("Owner") and **MEMBERS OF FIRSTCOAST METROPOLITAN COMMUNITY CHURCH** ("Church") represented by Mari Gilman, Vice Moderator.
- 2. Property Rented:** The Church shall be entitled to the use of the Owner's property each Sunday, beginning at 1:00 p.m. during the months the Owner's Religious School is in session and beginning at 10:30 a.m. during all other Sundays, and concluding on or before 4 pm each Sunday, for the duration of the lease term. This rental includes the property located at 2055 Wildwood Road along with all of its contents; furniture, appliances, etc. and all of the facility property such as parking lot, gardens, and walkways, except that the Owner's ritual items (including but not limited to Torah, Ark, and prayer books) is specifically excluded. The Church shall be responsible for protecting the Owner's premises and personal property from damage, misuse, or other wrongful use and shall be liable for replacing or repairing any such damage.
- 3. Term:** This rental is for a term of one year beginning with the reopening of the facility when Safer at Home is withdrawn and deemed safe by The Temple Bet Yam Executive Committee.
Rental Payment: (Lessee owes payment to Owner in the amount of \$ 800 per month and a security deposit of \$800. The security deposit will be returned to the lessee at the end of the agreement if there is no damage.
- 4. Rental Payment** is due on or before the opening date. Rental payment is to be made in the form of a business check, cashiers check or money order or credit card. Checks are to be made payable to *Temple Bet Yam*.
- 5. Insurance:** Insurance is the **sole responsibility** of the lessee. The Temple Bet Yam Board of Trustees or its leasing representative must approve terms of the insurance contract. The Church shall provide the Owners a copy of the declaration page of their current insurance policy naming Temple Bet Yam as an additional insured at least 48 hours prior to the first Sunday rental being exercised under the terms of this lease. The Church shall hold the Owners and Temple Bet Yam harmless from any and all claims that may arise during the time the Church is in possession of the premises, including those claims arising from inside the Temple or on the Temple grounds.
- 6. Smoking:** Smoking is **not** is permitted inside the building nor within 50 feet of the facility.

- 7. **Cancellation:** Either party may request that this agreement be terminated before the year agreement has expired. Two months notification must be declared in writing to The Board of Trustees.
- 8. **Assistance:** For questions or concerns regarding the building, its operation such as plumbing, heating systems, outside, and general maintenance during the rental term lessee should contact the Property Manager (contact information below). For actual emergencies, Lessee must dial 911 and then contact the Property Manager.

9. **Addendum**

The FirstCoast MCC Services will be at 10:30 am during the summer months and at 1:00 pm during the year when Religious School is in session.

The lessee will provide security provided by Central Security Agency during FirstCoast MCC services. It is the lessee's responsibility to schedule and pay for security.

The lessee may use the TBY sound system.

TBY will provide space for the lessee's weekly supplies.

The lessee will provide the cabinet for those supplies.

Internet service is available but please know it is often unreliable.

FirstCoast MCC requests that a small study group(6-10) meet at The Temple for six consecutive weeks. This group will be scheduled on an afternoon in which there will be no conflicting TBY activities.

The Temple will be unavailable on Sunday, October 18 due to a previous commitment.

Rental Manager: Phyllis Keiser, (904) 797-1508 or (703) 927-4006

Property Manager: Richard Zicht (904) 671-5555

Mari Gelman
Renter Signature

April 28, 2020
Date

Rental Manager, Temple Bet Yam

Date