

SAC AND FOX NATION RENTAL AGREEMENT ON NEW COMMUNITY BUILDING

THIS AGREEMENT, entered into this _____ Day of _____, 2004 by and between the Sac and Fox Nation, organized under the Thomas-Rogers Oklahoma Indian Welfare Act approved June 26, 1936, hereinafter called "First Party" and _____ they being a _____ member(s) of the Sac and Fox Nation of Oklahoma, as individuals hereinafter called "Second Party."

WHEREAS, First Party is the owner of certain land adjacent to its Tribal Office at Stroud, Oklahoma, identified and known as the New Community Building:

WHEREAS, Second Party is desirous of renting said New Community Building on _____, 2004.

NOW, THEREFORE IT IS HEREBY AGREED AND UNDERSTOOD, by and between the parties hereto, that First Party shall rent to Second Party, the property identified as the New Community Building, hereinafter referred to as "Rental Premises," on the following terms and conditions:

1. Second Party shall occupy the Rental Premises on the above date(s) for \$_____ Per day which is to be **paid in advance**. **No** reservation is confirmed until an agreement is signed and a deposit equal to 33% of Total Cost is received. The deposit will be refunded if the reservation is canceled within 20 days of scheduled date.
2. In addition to the rent on the New Community Building, there will be a \$10.00 per day, per unit rent on the popcorn, coffee pot and P.A. System. These units will not be removed from the New Community Building.
3. Second Party shall have sole responsibility for any and all security during the above scheduled date(s), and shall be solely responsible for any

and all damage or loss of property to the land and/or buildings located at said Rental Premise's during said scheduled date(s). Any damage assessed to Second Party shall be assessed for actual cost replacement and/or restoration.

4. Second Party shall vacate the Rental Premises at the end of said date(s) of said Rental Premises, leaving said premises in as good a condition as when Second Party first entered into said Rental Agreement.

5. Second Party shall be responsible for clean up of the New Community Building and all Paper and Trash.

6. The Second Party shall provide security to the leased premises to include the buildings and parking lot. These security responsibilities include safeguarding against vandalism, securing the building, property, fire, illegal entry and maintaining activities which may be personally hazardous to the occupants of the leased premises.

7. Prior to the scheduled event all persons planning on conducting sales are required to register for and receive a Registration Card from the Sac and Fox Tax Commission to be displayed while selling.

8. The Second Party agrees and stipulates that they voluntarily submit themselves jointly and severally to the jurisdiction of the Courts of the Sac and Fox Nation or the Court of Indian Offenses of the Anadarko Area Office for any action which may be in the Tribal Jurisdiction, or for which they may be served by that court within the Tribal Jurisdiction, and further, said parties agree to be bound by the laws of the Sac and Fox Nation.

**9. THERE ARE NO ALCOHOLIC BEVERAGES
ALLOWED ON THE SAC AND FOX NATION
RESERVATION.**

SAC AND FOX NATION

BY: _____

BY: _____

SECOND PARTY

BY: _____

BY: _____