

TIVOLI TRACE CONDOMINIUM ASSOCIATION, INC.  
c/o Watson Association Management, LLC  
1648 SE Port St Lucie Blvd  
Port St Lucie, FL 34952

**CLUBHOUSE RENTAL AGREEMENT**

I/We, the undersigned owner(s)/tenant(s), hereinafter referred to as the "Lessee," for and in consideration of the use of Tivoli Trace Condominium Association, Inc. Clubhouse (hereinafter referred to as the "Clubhouse") and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged from Tivoli Trace Condominium Association, Inc., do hereby agree to indemnify and save harmless Tivoli Trace Condominium Association, Inc., and its related committees, from and against any and all claims, lawsuits, actions, damages and/or causes of action resulting, occurring or arising from or out of my/our rental and use of the Clubhouse, and from and against all costs, fees, expenses and liabilities including, but not limited to, all judgements, court costs, and reasonable attorney's fees at all trial and appellate levels, assessed or incurred in, through and/or because of such claims, lawsuits and causes of action.

The rental is exclusive for the use of the Clubhouse main room. Prior to event, Lessee and Lessor will inspect facilities to acknowledge all areas are in good order. The restroom and pool area remain open to all unit owners.

I/We further acknowledge that I/we assume all responsibility for any and all damage to the contents and interior structure of the Clubhouse on the date which the Clubhouse is rented by me/us, including, but not limited to, all the permanent furniture and fixtures, doors, windows walls, floors, ceilings, restrooms, kitchen appliances and any other equipment in the Clubhouse.

I/We further acknowledge that I/we assume all responsibility for the cleanup of the Clubhouse such that all food and trash will be removed and that all surfaces will be wiped clean, and that all furniture will be returned to its original positions. The Clubhouse is to be left in the same condition in which it was found.

I/We further understand and agree that a \$200.00 refundable security deposit must accompany this application. This check will be deposited and refund will be issued by Watson Association Management.

I/We further understand and agree that a \$125.00 non-refundable rental fee must accompany this application.

I/We further understand and agree that the cost of repairs for any damage or loss which occurs during the hours in which I/we are responsible for the premises shall be deducted from the security deposit. If damages exceed the amount of the security deposit, I/we agree to remit same within forty-eight (48) hours of notice by the Association.

I/We further agree to be bound by the Rules and Regulations governing the Clubhouse which are by reference incorporated herein. The lessee must be present during the entire event.

Upon inspection and upon finding the Clubhouse in acceptable condition, the Association shall refund the security deposit in a timely manner.

Applicant (Please print name): \_\_\_\_\_  
Unit # \_\_\_\_\_ Street Address \_\_\_\_\_  
Contact Telephone # \_\_\_\_\_ Type of Event: \_\_\_\_\_  
Date of Event: \_\_\_\_\_ From: \_\_\_\_\_ a.m./p.m. To: \_\_\_\_\_ a.m./p.m.  
Security Deposit Check # \_\_\_\_\_ Amount \$ \_\_\_\_\_  
Applicant Signature: \_\_\_\_\_

**MAKE CHECKS PAYABLE TO TIVOLI TRACE CONDOMINIUM ASSOCIATION, INC.**

-----Do Not Write Below This Line - For Office Use Only-----

Approved/Not Approved by: Date: \_\_\_\_\_ Date \_\_\_\_\_  
Refund Approved/Not Approved by: \_\_\_\_\_ Date \_\_\_\_\_  
Refund Issue Date: \_\_\_\_\_ Amount \$ \_\_\_\_\_ Check No. \_\_\_\_\_  
Damages/Deductions/Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_