This Rental Agreement is entered into between Ankur Gujarati Samaj (hereinafter ‘Ankur’), a non-profit organization having its rental facility located at 9502 Highland Avenue, Blue Ash, Ohio 45242, and the Renter:

Renter

Address

Home Phone Work Phone

E-mail

Both Ankur and Renter agree to the terms and conditions set forth in this Agreement as follows:

1. TERM OF RENT
   Renter will begin possession of the Ankur Building at ___ am/pm on ___-___-20___, which is referenced hereinafter as the ‘Rental Date’. The total time occupied by the Renter is referenced as the ‘Rental Term’. Renter agrees to occupy (downstairs only) / (upstairs only) / (both floors) of the Ankur Building. Renter agrees to relinquish possession of the Ankur Building no later than 12:00 midnight of the Rental Date.

2. PAYMENTS
   Renter agrees to pay Ankur according to the following fee schedule:
   - Building Rental: Ankur Member -- $300 Non-Member -- $350
   - Utility surcharge & Building maintenance:
     Ankur Member -- $75 Non-Member -- $75
   - Refundable Security Deposit:
     Ankur Member -- $300 Non-Member -- $350

   Please make three (3) separate checks payable to Ankur Gujarati Samaj. The check for the Refundable Security Deposit will be returned if all of the terms of this Rental Agreement are satisfied by the Renter.

3. ANKUR BUILDING CLEANING POLICY
   The building will be cleaned before being rented to the Renter. Renter agrees to use plastic or cloth tablecloths on all Ankur tables. Before the end of the Rental Term, Renter agrees to a) store all chairs and tables in their designated locations, b) sweep all floors, c) remove all litter, d) empty all garbage cans and remove all trash and place in the dumpster at the side of the building, e) clean kitchen counters and sinks, f) remove all food, decorations and other items brought in by the Renter and guests, g) turn of all lights, fans and appliances, and h) lock all windows and doors. In essence, Renter agrees to return the Ankur Building and its surrounding area to a reasonably clean condition before relinquishing its possession.

4. ANKUR BUILDING USE
   Renter agrees that the Ankur Building will only be used for reasonable social and cultural activities including receptions, religious ceremonies and dinner gatherings for friends and family. Renter agrees to be present and supervise use of the Ankur Building during the entire Rental Term. Renter agrees to restrict serving and consumption of food to only the 1st floor of the Ankur
Building. Renter agrees to limit the number of people to 150 (1st floor use), and to 125 (2nd floor use), or to 275 (1st and 2nd floor use).

5. **LIABILITY OF RENTER**
The Ankur Building is located in a residential community of Blue Ash and Renter agrees to obey all local, state and federal laws. This will require the parking of cars in designated areas, being careful never to block neighboring driveways. **Use of the parking lot belonging to the church across from the Ankur Building is strictly forbidden,** unless the Renter personally obtains permission from that church. Gatherings must have limited numbers of people in the Ankur parking lot and surrounding areas, limited noise in and outside the Ankur Building, and no vandalism of Ankur’s parking lot, Building or neighboring properties. The undersigned Renter is ultimately responsible for compliance by all people during the Rental Term of this Agreement, and failure to do so shall result in liability of the Renter to Ankur for all fines, legal costs, and damages which were associated with the Rental Term of this Agreement.

Renter agrees to pay Ankur for costs associated with repairing damage to the Ankur Building and/or surrounding premises that occurred during the Rental term regardless of who caused the damage. Such damages include, but are not limited to, damages to walls, floors, ceilings, kitchen appliances, heating and cooling systems, windows, window treatments, electrical and plumbing systems, lighting, telephones, building exterior, parking lot, landscaping and neighboring properties.

6. **LIABILITY OF ANKUR**
Ankur shall not be liable for any theft, property damage, injury or damage to Renter or other persons or property thereof including, but not limited to, damage caused by fire, explosion, falling plaster, steam, gas, electricity, water, rain, snow, leaks from pipes and other plumbing, or street, parking lot or other exterior surface in and around the Ankur Building, any of which occurred during the Rental Term.

7. **NO SUB-RENTING**
Renter agrees not to sub-rent the Ankur Building or otherwise authorize use of the Ankur Building by any other third party.

8. **WAIVER**
Failure by Ankur to complain or otherwise act upon any act or omission by Renter, regardless of the length of time, shall not be deemed to be a waiver of Ankur’s rights under this Agreement.

9. **COMMENCEMENT DATE**
This Agreement shall be in effect after both parties have signed where indicated below.

I would like to rent 1st Floor _________ 2nd Floor _________ Both Floors _________

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<th>Renter’s signature</th>
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<th>Ankur Officer’s signature</th>
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