

Young Israel of Teaneck Facilities Rental Agreement

This Facilities Rental Agreement ("Rental Agreement") is made on

_____, 20____ by

_____ ("Renter" or "you") and Teaneck East Congregation, Inc. d/b/a the Young Israel of Teaneck ("YIOT") for use of certain YIOT facilities located at 868 Perry Lane, Teaneck, New Jersey ("the shul") for an event as set forth in a completed Rental Application (the "Event") in accordance with the terms and conditions set forth herein.

1. Application and Fees: Renter shall complete the attached Rental Application and submit it to the YIOT, together with a signed copy of this Rental Agreement. Following receipt of your completed application package, and generally within 14 days, YIOT will advise whether your application has been approved. Approval for an event involving food service for which the food purveyor has not yet been identified will be provisional and subject to the final approval following identification of the food purveyor. PLEASE NOTE THAT ALL RENTAL FEES MUST BE PAID IN FULL NOT LESS THAN SEVEN (7) CALENDAR DAYS PRIOR TO THE EVENT OR, IN THE CASE OF A BRIS, AT THE TIME THIS RENTAL AGREEMENT IS SUBMITTED TO YIOT. ACCESS TO THE SHUL WILL NOT BE PERMITTED WITHOUT PRIOR PAYMENT OF THE DEPOSITS AND THE RENTAL FEES IN FULL.

2. Food Service: YIOT does not allow any self-catered events. If food will be served at the event, the food purveyor(s) and/or the supervision of the packaged food to be served (either as applicable, the "food purveyor") must be approved by YIOT. If you have any question regarding the Kashrut suitability of a proposed food purveyor, please contact Rabbi Binyamin Krohn. An approved food purveyor may lose its approval if at any time prior to the event there is a change in the purveyor's Kashrut certification or the recognition of the certifying agency by Rabbi Krohn. All food brought to the Shul must be sealed by tape or packaging that bears approved Kashrut supervision. The consumption of food or beverages is only permitted in the social hall, galleria, and Beit Midrash lobby, to the extent rented for the event, and in no other location in the shul. No food is permitted in the main sanctuary, Beit Midrash or any other area without express permission from YIOT. Only one caterer is permitted on premises on any given Shabbat, Yom Tov or for any event on a single day.

3. Use of Shul Kitchen: A YIOT-approved mashgiach must be retained BY THE CATERER or RENTER and be present from the time the kitchen is unlocked through the time the kitchen is locked for any event requiring the use of the Shul kitchen. Arrangements must be made for a mashgiach with the YIOT office. No exceptions will be allowed to the policy. "Drop-off" is permitted; however, a YIOT-approved Mashgiach must be present any time the Shul kitchen is open. Drop-off for food must be arranged with the YIOT office. Caterer or Renter must make arrangements with a YIOT approved Mashgiach if access to the kitchen is required.

The Mashgiach Rates are as follows

- \$280 per day for a sit down meal (Friday night dinner or Shabbos Lunch) that includes up to 7 hours. This includes any time that the kitchen needs to be open. That could be drop-off of food, setup time for the caterer, cleanup time for the caterer, and arraignments after Shabbos/YT when food is picked up.

- \$160 per day (includes up to 4 hours) for a Bris / Melava Malka / Shalom Zachor / Sheva Brachos / Shaleshudis / Stand-alone Kiddush. This includes any time that the kitchen needs to be open. That could be drop-off of food, setup time for the caterer, cleanup time for the caterer, and arrangements after Shabbos/YT when food is picked up.
- Any need for a mashgiach overtime will be charged at a rate of \$40/hour. The mashgiach fee will be billed to the renter after the simcha and must be paid to YIOT within 7 days. Rabbi Krohn is the final authority on all kashrut issues at YIOT.

4. YIOT Patio Rental — Patio rental is a separate or additional rental. The usage of the social hall and the patio must be made in full compliance with all federal, state and town regulations including Section 21-45 of the Township of Teaneck Ordinance entitled Maximum Permissible Sound Levels and the New Jersey Department of Environmental Protection Noise Control Act.

5. Beverages: If wine or liquor is to be provided from a source other than an approved purveyor and served, it must be delivered in advance of the Event and approved by the mashgiach or be pre-approved by Rabbi Krohn or his designee. All wine must be 'mevushal.' The Renter must provide adult supervision to ensure that alcoholic beverages are not consumed by anyone under the age of twenty-one years at any Event. Unused alcoholic beverages must be removed from the Shul upon completion of rental. Any leftover alcoholic beverages not removed will be discarded. COMPLIANCE WITH ANY AND ALL LAWS AND REGULATIONS THAT PERTAIN TO THE USE AND PROVISIONS OF ALCOHOLIC BEVERAGES WITHIN THE SHUL, ARE THE SOLE RESPONSIBILITY OF RENTER.

6. Cancellation: You may cancel your reservation after it has been signed and delivered by YIOT subject the following terms. If you cancel your reservation more than 180 days before the date of your schedule event, your deposit will returned in full. If you cancel your reservation that is between 180 days and 90 days before the days of your scheduled event, you will forfeit 1/2 of your deposit. If you cancel your reservation fewer than 90 days before the day of your scheduled event, you will forfeit you full deposit. This agreement may be cancelled by YIOT at any time prior to the date of your scheduled event, if you are no longer a member (or affiliate member) of good standing of YIOT.

7. Parking: All guests and workers must comply with all parking regulations. No guests or workers may park cars in front of any driveways. Guests and workers may not park cars in the shul handicap spaces or anywhere in the shul parking lot or driveway on Shabbat or Yom Too. Parking is not permitted in fire zones. Vehicles may not block any entrances or ramps.

8. Decorations: No decorations may be attached to the ceiling or walls of the Shul. Use of glitter, silly string, fog machines and/or confetti are prohibited. If the Event is on Shabbat or Yom Too, all party decorations, balloons or floral arrangements must be delivered and constructed before Shabbat. All decorations, including centerpieces or any other items, brought in to the Shul by Renter must be removed by the Cleanup Deadline which shall be determined with YIOT Office upon receipt of completed agreement. Renter shall be responsible for all damage caused by decorations and for the cost of removal.

9. Shabbat and Yom Tov Rentals: All Shabbat and Yom Tov rentals must end before or at the conclusion of Shabbat or that day of Yom Tov. (This rule is in effect unless the renter has reserved/paid the shul for a Melava Malka.)

10. Use of Tents: No tents or structures of any kind may be erected at the Shul without the prior written approval of the Shul. Renter shall be responsible for obtaining all permits required for the erection of any tent or structure. In the event that the Shul grants a Renter permission to erect a tent for an event, a surcharge in the amount of \$125 for members and \$150 for associate members will be added to any of the other applicable fees.

11. Equipment: No refrigerator trucks or other machinery or equipment may be left on Shul premises without prior approval of YIOT.

12. Smoke-Free Environment: The Shul is a smoke-free facility. Smoking is not permitted anywhere in the Shul or on Shul property at any time.

13. Compliance with Halacha: Renter may not use the Shul, and shall cause its guests, invitees, employees, workers, agents and/or contractors not to use the Shul, for any event or activity that is not in strict compliance with Halacha. Mixed dancing is expressly prohibited. Any activity as to which there is any question must be approved by Rabbi Krohn in advance.

14. Compliance with Laws: Renter may not use the Shul, and shall cause its guests, invitees, employees, workers, agents and contractors not to use the Shul, for any event or activity that is illegal, dangerous, hazardous or otherwise not in compliance with governmental laws, rules, codes, and regulations.

15. Event Preparation: On Shabbat or Yom Tov morning, no preparations or set-up may interfere with any Minyan or with Youth Groups. Any equipment associated with the Event must not be visible during davening. When preparing for an Event, during the Event and subsequent to the Event, Renter and the caterer and other service providers shall use their best efforts to minimize noise, disturbances and interference with the Minyanim and other activities that may be taking place in the Shul. No food is permitted in the Main Sanctuary or Beit Midrash.

16. Security Deposit: Renter must submit, with the rental contract a check postdated for the date of event in the amount of \$500. This check will be held by the Shul and returned to renter once event is over and contract has been followed. Should renter, guests of renter, or anyone hired by renter fail to follow the rules set forth in the contract, the \$500 will not be returned.

17. Private Kiddush: There is a \$360 usage fee for any private kiddish for members and \$500 for associate members. Renter MUST hire a YIOT approved mashgiach as well. In addition, there is a \$500 security deposit as stated above. All regulations within this contract apply to private kiddushim.

18. Post Event Clean Up: THE SHUL IS IN CONSTANT USE AND MUST BE PROMPTLY RETURNED TO THE PROPER CONDITION AND MADE AVAILABLE FOR OTHER ACTIVITIES DURING AND BY THE END OF THE APPROVED RENTAL PERIOD. Renter shall cause the removal from the Shul of any leftover items from the Event (e.g., food, beverages, flowers, vases, balloons, utensils, or other equipment) within two hours after the end of the Event, or if the Event is on Shabbat or Yom Tov, two hours after the end of Shabbat or Yom Tov, in each case, unless other arrangements have been approved by YIOT in advance (the "Cleanup Deadline"). In the event that the Social Hall is rented for Shabbat lunch, it is the Renter's responsibility to set up the Social Hall for Seudah Shlishit. While the caterer, if any, ordinarily will handle these matters, Renter remains responsible to the extent the caterer fails to do so or there is no caterer. All floors must be swept and any spills thoroughly cleaned, as appropriate. All chairs and tables must be reset in the manner found prior to the Event. If the kitchen or any room or space used by Renter is not

cleaned following the Event to return the Shul to pre-Event condition, YIOT may hire a cleaning service to do so. Any additional cleaning fees incurred by YIOT will be the responsibility of Renter. In addition, the \$500 security deposit will not be returned. YIOT recommends that all leftovers be donated to a local charity, and will refer you to such a charity at your request. YIOT shall have the right to dispose of any leftover items on the premises after the Cleanup Deadline, in each case as it deems appropriate without liability and at the expense of Renter, unless other arrangements are approved in writing in advance by YIOT. No food is permitted in the Main Sanctuary or Beit Midrash.

RENTER MAY NOT LEAVE THE BUILDING UNTIL ALL GUESTS HAVE DEPARTED. All evening events must end, and all guests must depart the building, no later than 11:00pm . Your caterer must clean up and vacate the building, and lights must be extinguished within thirty (30) minutes after the end of the event, but in no event later than 11:30 pm. Please note that time restrictions are imposed by the Township. Unless permission has expressly been granted by YIOT, you shall have no right to extend the event beyond the time period for which facilities have been reserved under this Agreement.

You acknowledge that there may be another event scheduled at YIOT after your event, and you shall be responsible for any losses suffered by YIOT or by another renter if your event extends beyond the reserved time without permission. If you use any facilities beyond the time period reserved under this Agreement, whether or not with permission of YIOT, you shall in all events be responsible to pay an additional fee for such extended use in accordance with the Schedule of Fees that is part of this Agreement or as otherwise reasonably determined by YIOT. Clean up; Security Deposit: Within thirty (30) minutes after the end of the event (or the end of Shabbos or Yom Tov, if later): All food, utensils, and equipment which do not belong to YIOT must be removed from YIOT.

All refrigerators, freezers, warming cabinets, sinks and ovens, used in connection with the event, must be emptied and cleaned. All garbage must be properly bagged, and placed in the garbage dumpsters outside YIOT. All boxes must be collapsed and inserted into the dumpsters. All chairs and tables must be reset, in the manner found prior to the event (the dance floor will be dismantled by YIOT staff). All floors must be swept and mopped, as appropriate, and all facilities (including carpets) must be left in substantially the same condition in which they were found at the beginning of the rental. In addition to the rental fee payable under this Agreement, you shall pay (at least 30 days prior to the date of rental) to YIOT together with the balance of the rental fee a security deposit in the amount of \$500. If any cleaning, repair or replacement of property is required, or if any costs are incurred by YIOT or to the Township of Teaneck, to neighbors or to others by reason of your use of the building, the cost thereof shall be deducted from the security deposit. If the amount of the security deposit is not sufficient to pay such costs, you shall remain liable for the balance and shall pay all such amounts within ten (10) days. The security deposit, less any amounts so incurred, shall be returned to you within thirty (30) days after the event.

19. Force Majeure. YIOT shall not be liable for any loss, damage or delay caused by strikes, picketing, mayhem, labor disturbances, riots, fires, explosions, sabotage, flood, accident, war, insurrection, terrorist attack, the elements, embargoes, failure of postal carriers, inability to obtain materials, government regulations or requirements, compliance with any order, direction or request of a court, governmental department or agency, acts of God or the public enemy or any cause beyond its control whether or not similar to the foregoing.

20. Indemnity and Release: YIOT shall have no obligation to you other than to make available the applicable portions of the building as set forth in this Agreement. YIOT makes no warranties or representations, express or implied, with respect to the building or your intended use thereof. YIOT does not and will not supply or provide security services for or during your rental, and you acknowledge and agree that YIOT shall have no liability for any bodily injury, death of any person or damage to any personal property caused by any third party during or in connection with your rental of YIOT's facility. You shall indemnify, defend and hold harmless YIOT and its officers, members, employees and agents (collectively the "YIOT Parties"), from and against any and all losses, liabilities, obligations, damages, penalties, claims, costs, charges and expenses, including, without limitation, reasonable attorneys' fees, incurred by the YIOT Parties, in connection with loss of life, personal injury and/or damage to property, arising out of or relating to any act, conduct or omission of Renter, its guests, invitees, employees, agents or contractors (including all persons or entities providing services at an event, whether or not pursuant to written contract), in connection with or arising out of your use of YIOT in connection with the event described in this Agreement. You agree that the YIOT Parties shall not be liable for any damage or injury (including, without limitation, property damage and bodily injury) which may be sustained by you or any person claiming under or through you, as a consequence of the failure, breakage, leakage or obstruction, of the water, plumbing, gas, sewer, electric ventilating, heating, air conditioning, sprinkler or other systems, or the roof, drains, leaders or gutters; or by reason of the elements; or resulting from the acts, conduct or omissions on the part of the Renter or its guests, invitees, employees, agents or contractors or on the part of any caterer or service provider engaged by you to supply food or

21. Appliances: All refrigerators, freezers, warming cabinets and sinks used in connection with the Event must be emptied and cleaned thoroughly by the Cleanup Deadline. If any warming cabinet or hot water urn (a) has been left on more than one-night prior to the Approved Rental Period: or (b) has been left on beyond the time of approved rental period, Renter shall pay a fee of \$100 per day or portion thereof (from 12:00 midnight to 12:00 midnight) for each such appliance that has not been turned off as required. In addition, the rents is responsible for any damage to appliances and the \$500 security deposit will not be returned.

22. Locking Shul Doors: At the conclusion of the Event or at Cleanup Deadline, the Shul doors must be locked and all lights turned off. Renter shall be responsible for a fee in the amount of \$100 for each instance of a failure to do so. Renter is responsible to contact the President or his assignee to alarm the Shul once the premises has been vacated.

23. Use of Shul Equipment: Renter may use tables and chairs designated by YIOT in connections with the Event. Renter shall not be permitted to use any other YIOT equipment without the prior written approval of YIOT. Renter shall be solely responsible for any failure to return such equipment to the appropriate YIOT personnel or any damage to such equipment prior to its return. Damage to any YIOT equipment will also result in the loss of the \$500 security deposit.

24. Garbage Removal: All garbage must be properly bagged and left in the garbage dumpster outside of the Shul. Failure to do so will result in the loss of the \$500 security deposit.

25. Repairs: If there is damage to YIOT, its facilities or equipment caused by the Renter, Renter's guests, invitees, employees, workers, agents or contractors, Renter will be responsible for all of YIOT's costs incurred to repair the damage. In addition, the \$500 security deposit will not be returned if there is damage caused by the renter.

26. Additional Charges: Any additional charges (e.g. for additional cleanup, damages to equipment or damages to the Shul) will be paid by Renter promptly upon receipt of YIOT's invoice in addition to the loss of the \$500 security deposit.

27. Insurance: Young Israel of Teaneck/Teaneck East Congregation shall be included as additionally insured in the insurance certificate by the approved caterer. YIOT shall be identified and a copy of the certificate shall be provided to YIOT. The renter is responsible for obtaining the certificate and sending it to YIOT at least two weeks prior to the event.

28. Security: For indoor events, the Renter must agree to keep all doors locked during the event. The Renter may hire extra security if desired. All outdoor events with over 100 people must have YIOT-approved security on premises. An additional fee of at least \$50 per hour for a minimum of three hours will be paid by the Renter to YIOT. Hourly rate may be higher based on hourly rate of security available, not to exceed \$70 per hour. YIOT will hire security, please be in contact with Scott Reiss to arrange security at reiss.scott.p@gmail.com.

29. Youth Supervision: At all Bar and Bat Mitzvah parties, and any other youth party, Renter shall provide one or more persons age 16 or over who is not an invited guest at the event for every 25 children in attendance to ensure that all children are supervised at all times.

30. Additional Rules: YIOT may adopt Additional Rules and Regulations for a specific Event, as deemed appropriate by YIOT in its sole discretion.

31. Dispute Resolution: In the event of any dispute, the undersigned submits to arbitration before an Orthodox Jewish Beit Din (Rabbinical Court) designated under the auspices of the Rabbinical Council of Bergen County or, if it is agreed to by YIOT, any other Orthodox Jewish Beit Din.

32. Availability: In the event that YIOT becomes unavailable for any reason, including construction on the premises, Renter's deposit will be returned, and YIOT will not be liable to the renter for any damages. YIOT will notify renter of change in availability as soon as possible. Members have priority for reservations.

33. YIOT rents to members and associate members in good standing.

34. Deliveries and Storage- All deliveries prior to an event must be coordinated with the YIOT office, and maybe made only at the convenience of the YIOT staff. YIOT is not responsible for any items delivered in advance for an event. There is a limited capacity to store items in the YIOT building prior to an event.

YIOT may be able to accommodate some storage upon request, but charges may be imposed for such storage at the discretion of the YIOT office.

YIOT Office may be contacted by email at office@yiot.org or by phone at (201)837-1710.

YIOT Rental Charges			Member	Associate Member	Notes
Shabbat Rentals					
Social Hall 1 meal			\$775	\$1,025	
Social Hall 2 meals			\$1,000	\$1,250	
Social Hall 3 meals			\$1,200	\$1,450	
Shalom Zachor			\$180	\$200	
Public Kiddush/Shalosh Seudot			no rental fee	no rental fee	
Private Kiddush Shalosh Seudot			\$360	\$500	
Melava Malka			\$550	\$700	
Private Shalosh Seudot into a Melave Malka			\$775	\$925	
Other Days (non Shabbat rentals)					
Social Hall (Non-Shabbat Events)			\$800	\$1,050	
Social Hall (limited kitchen use bris, dessert reception, etc))			\$500	\$750	
Main Sanctuary			\$275	\$750	(\$100 if also renting the social hall)
Galleria			\$250	\$275	(\$100 if also renting the social hall)
Patio			\$500	\$525	(\$250 if also renting the social hall)
Beit Midrash			\$250	\$275	
Beit Midrash Lobby			\$150	\$175	
Wedding Rental					Contact office@YIOT.org
Sukkah Rental					Contact office@YIOT.org

Monday-Thursday Classroom Events					
Birthday party/shiurim	1 Hour	Double Classroom	\$125	\$140	
		Single Classroom	\$75	\$85	
	2 Hours	Double Classroom	\$180	\$200	
		Single Classroom	\$125	\$140	
	3 Hours	Double Classroom	\$250	\$275	
		Single Classroom	\$165	\$180	

Additional Fees:	Member	Non-member	
Security Deposit	\$500	\$500	returned post event if contract followed
Rental Deposit	50%	50%	credited to account if canceled within 30 days;
Tent Surcharge (1 day event)	\$125	\$150	Non-refundable, renter must get permits. This is in addition to the tent rental.
Security Fee (*This is only needed if >100 people and event is outside)	\$50/hour	\$50/hour	no charge when YIOT security is present
Mashgiach Fee	\$280 for Friday night or shabbat lunch. \$160 for Bris Melava Malka/Shiva/Sheva Brachos	\$280 for Friday night or shabbat lunch. \$160 for Bris Melava Malka/Shiva/Sheva Brachos	

INDIVIDUAL USE RENTAL APPLICATION

Date of Event: _____ Expected Number of Guests: _____

Time of Event: From _____ AM PM, To _____ AM PM

Type of Event: _____

Name of Person Making Reservation: _____

Name of Organization, if applicable: _____

Address: _____

Home Phone: _____ Cell Phone: _____

Email Address: _____

Caterer Name: _____

Caterer Address and Phone Number: _____

Contact Person at Caterer: _____

Caterer's Contact Person's Phone Number/Cell Number: _____

Caterer's Insurance: _____

Florist Name and Contact Information: _____

Other Vendor(s)' Names and Contact Information: _____

Special Requests:

Renter Signature:

*For Shabbat meals, a meal can be Friday night dinner, Shabbat lunch,
Shalosh Seudot, or a dessert reception.

Circle requested spaces and fees on previous page.

Rental Total: _____

50% Deposit Due with Contract: _____ Security

Deposit of \$500 Due with Contract: _____ Balance

Due at Least 7 Days before Event: _____

ALL PAGES MUST BE SIGNED AND RETURNED TO YOUNG
ISRAEL OF TEANECK IN ORDER TO CONFIRM AND HOLD
A RESERVATION.

I have carefully read all of the terms and conditions set forth in the
Above contract. I agree to all of the terms and conditions set forth in
the above contract.

Renter Signature

Renter Printed Name

Date