

**Exhibit G**  
**Rental Agreement**  
**(Group Copy)**

THIS AGREEMENT, made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, at 1018 H Street, Eureka, California, by and between the House Committee of Veterans Memorial Building, Eureka, California, acting for and on behalf of American Legion Post #212 and Veterans of Foreign Wars Post #1872, hereinafter referred to as VETERANS, AND \_\_\_\_\_ as persons, associations, or corporations, hereinafter called GROUP;

WITNESSETH:

VETERANS are the manager of certain real property commonly known as the Veterans Memorial Building at 1018 H Street, Eureka, California, hereinafter referred to as HALL.

GROUP desires to obtain permission to certain acts upon VETERANS' property.

IT IS AGREED AS FOLLOWS:

(1) VETERANS grant to GROUP permission to use HALL as follows:

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(2) This Rental Agreement is personal to the GROUP. It is non-assignable, and any attempt to assign this Rental Agreement terminates it.

(3) The provisions set forth in the House Committee Rules Regulating Use of the Veterans Memorial Building shall govern the Rental Agreement. A copy of the House Committee Rules Regulating Use of the HALL is attached hereto and designated EXHIBIT D – POLICIES and expressly made a part of this Rental Agreement.

(4) GROUP shall not enter upon or be entitled to use HALL or any portion thereof unless and until a certificate or policy of general liability insurance has been obtained by GROUP naming the American Legion Post #212, Veterans of Foreign Wars Post #1872, and the County of Humboldt, its Board of Supervisors, officers, agents, employees, and volunteers as additional insured.

The amount of said coverage shall be minimum of One Million Dollars (\$1,000,000).

(5) Should GROUP wish to dispense or permit the use of alcoholic beverages, the Rental Agreement must specifically state that this use is permissible.

(6) GROUP shall not enter upon or be entitled to use HALL or any portion thereof unless GROUP has obtained all the necessary permits to dispense alcoholic beverages. GROUP who dispenses or permits the use of alcoholic beverages at HALL shall not enter upon or be entitled to use said premises unless the following insurance has been obtained as applicable:

(a) COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING LIQUOR LEGAL LIABILITY INSURANCE in an amount of not less than One Million Dollars (\$1,000,000), if said GROUP is charging for liquor served at the HALL.

(b) COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING LIQUOR LEGAL LIABILITY INSURANCE in an amount of not less than One Million Dollars (\$1,000,000), if said GROUP is serving liquor to guests at no charge.

Said insurance policies shall name the American Legion Post #212, Veterans of Foreign Wars Post #1872, and the County of Humboldt, its Board of Supervisors, officers, agents, employees, and volunteers as additional insured.

(7) The GROUP agrees to indemnify and hold harmless and, at its own risk, cost, and expense, defend the VETERANS, COUNTY, its Board of Supervisors, officers, agents, employees, and volunteers from and against any and all liability expense, including defense costs. Legal fees, and claims for damages arising from GROUP'S negligence, intentional acts, or breaches of this Agreement. Indemnification with respect to defense costs shall be made at the time COUNTY and / or VETERANS incur such costs.

(8) Should the GROUP fail to deliver the certificates/policies of insurance and/or permits as specified in paragraphs 4, 5, and 6, the Rental Agreement shall terminate. VETERANS shall retain as liquidated damages for such failure any and all payments or fees paid to VETERANS by the GROUP.

(9) The GROUP shall pay in advance any and all rentals or use fees.

(10) This Rental Agreement is terminable at will. Any refunds will be pursuant to EXHIBIT F – FEES and is expressly made a part of this Rental Agreement.

(11) The GROUP shall vacate the premises to VETERANS or the COUNTY in the event the COUNTY, at its sole discretion, requires the premises for emergency use.

(12) The GROUP shall abide by and comply with any state, county, or city law or ordinance governing the use of the premises including, but not limited to, noise abatement, crowd control, fire ordinances, parking ordinances, and public nuisances.

IN WITNESS WHEREOF, this Rental Agreement has been executed by the parties hereto on the day and year first written above.

Signatures on next page

VETERANS:

HOUSE COMMITTEE OF VETERANS  
MEMORIAL BUILDING, EUREKA, CA

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

GROUP:

Name: \_\_\_\_\_

Title: \_\_\_\_\_