



Maple Ridge

Rental Contract

11925 Haney Place Maple Ridge BC V2X 6G2
GST #R106984271 Phone: 604-467-7357

Contract #:	FA-10106	Prepared by:	Sabriena Eyford
Date:	26 Feb 2024	Status:	Firmed
Contract Name:	2024 Golden Ears Spring Summer Allocations Soccer - Christian Co-Ed		

City of Maple Ridge (the City) hereby grants Tom Kobelt(the Renter), permission to use the Golden Ears Facility as hereinafter provided subject to all of the Terms and Conditions of this Rental Agreement.

Name:	Tom Kobelt	Account:	Soccer - Christian Co-Ed
Phone #:	778 823 5593	Email:	tom@kdi.ca
Address:	#231 - 18525 53rd Ave, , Surrey BC, , British Columbia, V3S 7A4		

Conditions of Use

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Facility Rental Summary

Repeat	Facility	Day	Start	End	Date Range	# Sess.	Event ID
Weekly	Golden Ears Field	Fri	08:00 PM	10:00 PM	05 Apr 2024 - 14 Jun 2024	10	00061977

Exclusions, Additions & Modifications

Type	Facility	Day	Start	End	Date	Event ID
Exclusion	Golden Ears Field	Fri	08:00 PM	10:00 PM	17 May 2024	00061977
Exclusion	Golden Ears Field	Fri	08:00 PM	10:00 PM	21 Jun 2024	00061977
Exclusion	Golden Ears Field	Fri	08:00 PM	10:00 PM	28 Jun 2024	00061977

Facility

Field	Start Date	End Date	Day	Time	Fee(s)	Subtotal
Golden Ears Field	05 Apr 2024	05 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	12 Apr 2024	12 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	19 Apr 2024	19 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	26 Apr 2024	26 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	03 May 2024	03 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	10 May 2024	10 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	24 May 2024	24 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	31 May 2024	31 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	07 Jun 2024	07 Jun 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02
Golden Ears Field	14 Jun 2024	14 Jun 2024	Friday	08:00 PM - 10:00 PM	\$28.02 (2024 Adult Non-Profit Regular Use Artificial Turf)	\$28.02

Facility Fees

Name	Subtotal	Discount	Tax	Total Price	# of Booking(s)
Golden Ears Field	\$280.20	\$0.00	\$14.01	\$294.21	10

Extra Fees

Name	#	Unit Price	Total Usage	Subtotal	Tax	Total Price
-	-	-	-	-	-	-

Extra Fees Details

Extras per Contract

Facility & Extra Summary

Field	Date	Day	Time	Fees	Extra Fees	Discount	Tax	Total
Golden Ears Field	05 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	12 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	19 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	26 Apr 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	03 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	10 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42

Golden Ears Field	24 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	31 May 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	07 Jun 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42
Golden Ears Field	14 Jun 2024	Friday	08:00 PM - 10:00 PM	\$28.02	\$0.00	\$0.00	\$1.40	\$29.42

Invoice

Due Date	Amount	Remaining Balance
01 May 2024	\$117.68	\$117.68
01 Jun 2024	\$117.69	\$117.69
01 Jul 2024	\$58.84	\$58.84

Contract Total

Rental Fee	Rental Tax	Extra Fees	Extra Tax	Total with Tax
\$280.20	\$14.01	\$0.00	\$0.00	\$294.21

The Renter by executing this Rental Agreement (the "Rental") under the signatures of its signing officers agrees to be bound by this Rental and the Terms and Conditions contained herein, and the Renter's signing Officers hereby warrant and represent that he/she/they execute this Rental on behalf of the Renter and that he/she/they have sufficient power, authority and capacity to bind the Renter.

Date: 14 Mar 2024

Client Signature

Contract #: FA-10106

The Renter Agrees to the Following Terms and Conditions:

Payment

- (a) to pay to the City all monies due and owing under this contract;
- (b) to indemnify the City for all and any loss or damage to the Facility or any part thereof sustained to the Facility during the rental period to the extent that such loss or damage is attributable to the acts or omissions of the Renter;
- (c) to pay to the City all expenses and cost incurred by the City for any structural alteration or procurement or provision of any equipment, materials or fixtures requested by the Renter for the Facility during the term of this contract.
- (d) to allow the City to set off from the deposit returned to the Renter any amounts incurred by the City for cleaning, repairs, loss or damage caused by the Renter or from those for whom the Renter is responsible for at law.

Insurance/Liability

- (e) prior to commencement of use of the Facility, by the Renter provide to the City a Policy of Insurance for comprehensive general liability insurance naming the City as the insured on terms satisfactory to the City, including:

- (i) inclusive limits of Five Million Dollars (\$5,000,000) per occurrence or such higher limits as the City may deem necessary;
- (ii) a cross liability clause;
- (iii) School District #42 as an additional named insured;
- (iv) contain a clause providing that the insurer will give the City thirty (30) days prior written notice in the event of cancellation or material change of the policy;
- (f) to indemnify and save harmless the City and School District #42, their officers, employees, servants, agents, successors, and assigns from and against any and all claims whatsoever including all damages, liabilities, expenses, and costs including legal or other fees incurred in respect of any such claim, or any cause or proceedings brought thereon arising directly or indirectly from or in connection with the granting of this license and the use and occupation of the facility; except to the extent that such damages, liabilities, expenses, and costs are attributable to the negligence or willful misconduct of the City (which includes the City's officers, employees, servants, agents, successors and assigns);
- (g) to determine to its own satisfaction whether or not higher limits are necessary for general liability insurance including what other, if any, insurance the Renter may require for example Property Insurance, Participants Insurance, Worker's compensation, etc.

Use of Facility

- (h) to inspect the premises and equipment of the Facility before use and, should anything appear unsafe for its intended use, ensure that the premises and equipment are not used and an employee or agent of the Renter is immediately notified;
- (i) to keep and maintain the Facility in a clean and sanitary condition at all times; this includes removal of all decorations, wipe down tables/chairs and put away in storage room, wipe down counters, clear out fridge and wipe up spills, remove garbage from floor and litter from outside grounds, garbage to be bagged and placed in dumpster at exterior back of the Facility, balloons should be deflated and placed in garbage (not release outside), use of confetti and sparklers is prohibited;
- (j) to use the Facility only for the purpose set out in this rental agreement;
- (k) to allow the agents and employees of the City to enter the Facility, inspect it and make such alterations, repairs or additions that may be necessary, in the opinion of the City, for the safety or preservation of the Facility;
- (l) to abide by all applicable Federal, Provincial, Regional and Municipal legislation, by-laws, regulations, approval processes (City) and statutes including but not limited to smoking by-laws, fire safety regulations, noise by-laws (doors, windows and patio's to be closed at 10:00 pm), SOCAN regulations, food service (Food Safe Certificate), liquor service and consumption requirements (Liquor Licence), any form of gambling where there is a cash prize (Gaming Licence). Copies of applicable liquor and gaming licenses and permissions must be submitted to the City 14 days prior to the event taking place, with the exception of the auditorium at Whonnock Lake Centre which must be submitted 30 days prior. The appropriate Licences must be displayed in a conspicuous place on-site during the event; failure to comply with these regulations could mean termination of the contract, loss of fees/deposit paid and/or fines imposed;
- (m) to obtain the prior written approval of the City before constructing, erecting or attaching or causing or permitting to be constructed, erected or attached any device, fixture of other thing or whatsoever nature to any part of the said Facility;
- (n) not to assign this rental, in whole or in part to any other party without the prior written consent of the City which consent may be refused for any reason at the complete discretion of the City;
- (o) no agents, servants, employees and invitees or others of the Renter are or shall be deemed to be agents or employees or in anyway related to or of the City;
- (p) to agree that the Facility and any portion thereof remains at all times during the term of this contract under the supervision and control of the City and that such supervision and control may only be exercised through the servants or agents of the City, including the power to eject or refuse admittance to the Facility any person or persons who, in the opinion of the City's employees or agents, is creating a disturbance or behaving in an objectionable or improper manner, or has been suspended or barred from the Facility by prior directive of the City;

Terms affecting the City

(q) In the event that the Facility or any part of it is damaged by any cause or if any other unforeseen event shall reasonably render the fulfillment of this agreement by the City impossible, then this agreement shall forthwith terminate. The parties also agree that the City may pre-empt and terminate this Agreement for a special event, scheduling or a specific purpose and where possible will attempt to provide reasonable notice to the Renter and / or an alternate facility within the City of Maple Ridge. In either case, the Renter shall only be obligated to pay only such amounts that may be payable up to the time of such termination, and the Renter hereby waives any claim for damages or compensation should this agreement be terminated by the City;

(r) that the City has the sole and exclusive right to operate all concessions in or on the said Facility and shall have the sole exclusive photography, radio, television and recording rights with respect to the use of the said Facility;

(s) that the City is not responsible for any equipment, displays and other goods and chattels of the Renter which are brought into the Facility during the term of this contract, including loss, damage or theft thereof.

Termination

(t) any termination of this Rental by the Renter must be in writing and delivered to the Facility Bookings office of the City at, 11925 Haney Place, Maple Ridge, BC V2X 6G2 attention Facility Booking Clerk. Cancellations must be made 14 days in advance of the event with the exception of arenas and the auditorium at Whonnock Lake Centre or else 50% of the rental fee will be charged. Cancellations that occur less than 48 hours in advance of any event will be charged 100% of the rental fee;

(u) Arenas: Arena cancellations must be made 1 month prior to the booking for a full refund. Cancellations within 1 month of the booking will not receive a refund unless the time can be sold to another eligible minor sport association. All efforts will be made to support cancellation refunds, however a number of stipulations may apply to prevent the resale of unwanted time. If the ice time cannot be resold the association that is releasing the ice would be responsible for the ice cost. This policy applies to all times booked through the City of Maple Ridge at Arenas located in Maple Ridge. Please contact Pitt Meadows Arena for information on their cancellation policy.

(v) Whonnock Lake Centre: If after the initial signing date of contract, you should cancel the rental agreement, City of Maple Ridge will retain the \$1000 security deposit. For cancellations or postponements made after full balance is paid and prior to the event date, City of Maple Ridge will retain the full total cost paid.

(w) upon the expiration or sooner termination of this Rental, the Renter must peacefully surrender and yield up to the City the Facility and appurtenances, furnishing, fixtures and equipment in good repair and condition materially similar to the condition the Facility was in prior to the Rental in all respects and must pay to the City on demand the cost of repairing any damage to the Facility, appurtenances, furnishings, fixtures or equipment thereto for which the Renter is liable under this Agreement;

(x) Renter agrees that any cost to the City for cleaning and to repair and bring the Facility to a materially similar condition as it was in prior to the Rental is at the sole cost and expense of the Renter, plus such additional charge as may then be applicable in accordance with the policies of the City for administration and overhead;

(y) Renter agrees to expeditiously and completely remove all equipment, displays and other goods and chattels of the Renter upon the expiration of this Rental, and failing such removal by the Renter the equipment, displays and other goods and chattels will be removed and stored (at the expense of the Renter) for 30 days by the City which will not be liable for any damage or loss of the said equipment, displays, goods or chattels during such removal or storage or both.

Release and Waiver of Liability

Date: 14 Mar 2024

Client Signature

Contract #: FA-10106

Questionnaire(s)

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