



ICE RENTAL AGREEMENT

Date: _____

The Keystone Agricultural and Recreational Centre Inc. (herein after the Lessor) hereby grants _____ (herein after the called the "Lessee"), represented by _____ permission to use certain facilities at the Keystone Centre, subject to the Terms and Conditions contained herein and attached hereto; all of which form part of this agreement.

Purpose of Use: Ice General Use

Conditions of Use:

- The Lessee shall be liable for all damages incurred to the Keystone Centre facilities during the event, to the facilities which were leased and are a direct result of the misuse of the facility by a participant during the event, and for personal injury suffered by any guest, employee, participant or spectator, whether before, during or after the Lessee's specific event;
- The Lessee does hereby indemnify and save harmless the Lessor from and against all claims, suits, actions, cause of action of every kind that may be brought against the Lessor, their servants or agents, including legal cost, by reason of or out of the use of the Keystone Centre facility for the event;
- Dressing rooms are assigned by the Lessor. Dressing rooms may not be entered more than one hour prior to the scheduled rental time and shall be vacated 30 minutes after the end of the scheduled rental time and left in clean condition. Extraordinary cleaning requirements will be reported to the Lessor and charges for cleaning may be invoiced to the Lessee represented in this agreement at the Lessor's discretion. All Facility dressing rooms are reserved for the exclusive use of the Lessee (players, coaches, managers). Persons other than the aforementioned are prohibited from entering the room and may be evicted by the Lessor. The Lessor does not provide keys for any dressing room within the facility;
- The Lessor accepts no responsibility for lost or stolen articles left in the dressing rooms or other areas of the facility;
- Lessees must comply with all Rules and Regulations posted throughout the facility. Running, Floor Hockey, Soccer, and Warm-Up activities of any sort **ARE NOT PERMITTED** in any of the Keystone Centre's hallways, lobbies, function rooms or concourses at any time. Warm may only take place in the arena if the Lessee is the current renter of the facility. Violators may have sticks, pucks or balls confiscated; be asked to leave the facility, or may be banned from the facility. It will be the responsibility of the Lessee to ensure all participants (parents, guests, etc.) are aware of these Rules and Regulations. The Lessee will assume all costs for repairing any damages caused by the Lessee's participants;
- The consumption of alcohol, tobacco, and any banned substances in the facility and dressing rooms is strictly prohibited. The Keystone Centre enforces City of Brandon no smoking policy by-law #6696 throughout the entire building. The Lessee will be subjected to a fine of up to \$500.00 if compliance is not met, in addition to cleaning fees for any facilities smoked in;
- The Lessee agrees that one signed agreement will be used for all ice rentals in regards to the Terms and Conditions of the facility rental. The representatives signature will confirm the agreement has been reviewed and is correct;
- The Lessor reserves the right to alter or cancel any or all facility rental times to maximize facility space being rented or to allow for a significant event to take place, and will endeavor to reschedule said rental time at a future mutually agreed upon date and time;
- In the event of emergencies, mechanical failure, or facility shut down, the Lessor may reschedule, postpone, or cancel all or any individual facility bookings. The Lessor will not be held responsible for any costs or damages incurred by the Lessee during such periods;
- In the event of inclement weather, the Lessee may, prior to the original event date and time, reschedule the facility booking to another day and time subject to the agreement of the Lessor that inclement weather was the cause of the need to reschedule.
- The contact information of the Lessee's representatives or schedules of the Lessee's events and activities will be kept confidential and will not be released without express written consent of the Lessee.



Tournaments or All Day Events:

- Security requirements will be made by the Lessor unless otherwise and agreeably requested by the Lessee. This service will be coordinated by the Sales Office through the Lessor's exclusive security provider, Paladin Security. The Lessee is responsible for all expenses incurred;
- Any tournament of all day event booked by the Lessee must be proved an accurate start and end time;
- A \$500 deposit will be required at time of booking of tournament or all day event. The Lessor reserves the right to adjust the required deposit. Monthly billed clients will be subject to a fee of \$500.00 if tournament is cancelled within 14-days of the scheduled tournament, 120 days of an annual tournament;
- If the Lessee goes beyond the tournament or all day event booking (overtimes, etc.), then the Lessee will be billed accordingly. The Lessor will be responsible for keeping track of any time that goes beyond the Lessee's original booking;
- No tournament or all day event will exceed the provided start and/or end times. If for any reason, the rental time is exceeded, the Lessee will be subject to rates relating to the extra ice usage, and any other punishment including, but not limited to, deposit requirement, suspension of ice bookings or banishment, a decision made at the Lessor's discretion;
- Any cancellations are the responsibility of the Lessee. It is the Lessee's responsibility to re-schedule within the reserved start time and end time. If the Lessee is unable to reschedule, 14 days notice must be given to change the start time and end time to accommodate the changes;
- Any cancellations of tournaments or all day events must be done 14 days prior to the booking or 120 days of an annual tournament in order to receive full credit and cancellation less any previous paid deposit;
- If a tournament office has been used, all items must be removed at the end of the tournament. Booths or displays used in any room or hallway must be dismantled and removed at the end of the tournament. The Lessee is responsible to ensure no extraordinary cleaning is necessary. The Lessor will not be responsible for any items left after tournament;

Ice Times:

- Entry to the ice surface is allowed only when the ice maintenance is complete and the engineer has closed the Zamboni gate indicating that he has completed his duties;
- The Lessee and all participants must vacate the ice 10 minutes prior to the reserved end time to allow for flooding and ice maintenance;
- **Warning buzzers have been installed in all arena facilities. The arena attendant will sound the buzzer when 2 minutes remain in the ice session (2 quick buzzes) before the Lessee is to vacate the ice. Once the 2 minutes are up, the buzzer sounds 1 long buzz and the gates are opened. All users are expected to be off the ice surface at that time, excepting only a coach or coaches that may remain to move goal nets to facilitate the resurfacing of the ice;**
- **Should a Lessee or a member of the Lessee's group remain on the ice (except as indicated above) the Lessee may, at the Keystone Centre's discretion, be charged for an additional 30 minutes minimum of ice time and a written warning will be issued by the Keystone Centre;**
- **Cancellations: ice bookings in any of the Keystone Centre's arenas are subject to a 14-day cancellation policy. Due to the high demand for ice we urge you to sell the ice which you cannot use to other teams in your association. Leagues and teams are advised that significant cancellations may affect future ice allocation;**

***** Ice which is booked annually or on a contract basis must be confirmed prior to the last day of your current event for the following year. Cancellation of annual tournaments, clinics or *** schools must be done 120 days prior to the event, in writing.**

*** This contract is confidential between the Keystone Centre and the Lessee. Disclosing this contract to any party may result in forfeiture of any terms, conditions, or rates. ***

Invoices: all account payments must be made within 30 days of invoice; interest will be applied after 30 days. Failure to keep accounts up to date may result in ice rental privileges being suspended.

Lessee

Keystone Agricultural and Recreational Centre Inc.

Signed: _____

Signed: _____

Date: _____

Date: _____