

# ROOM RENTAL AGREEMENT

Date: \_\_\_\_\_ Tenant's Name: \_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Rental of Team Room  Rental of Wax Room  Room # \_\_\_\_\_

## General Conditions for all Wax/Team Room Rentals

The Canmore Nordic Centre Provincial Park Administration Office is not available for such secretarial services as: phone calls, message taking, photocopying, faxing, computer use, or personal storage or delivery. There is no public access to the administration area of the Day Lodge.

There will be absolutely no smoking, permitted in any building at the Canmore Nordic Centre Provincial Park or within five (5) meters of any building entrance. Absolutely no sleeping or cooking is permitted in the wax room. There will be absolutely no posting event or sponsor materials in public areas, unless approved in writing by Canmore Nordic Centre Provincial Park.

The tenant is responsible for any repairs to facilities that are needed to correct damages resulting from the booking. These repairs shall be completed within 7 days following the conclusion of the booking. Cleanup, repair and/or reclamation must be completed to the satisfaction of the Canmore Nordic Centre and at the expense of the tenant in accordance with instructions from the Canmore Nordic Centre.

Any renovations or modifications to the interior or exterior of the rented property must be approved by the Canmore Nordic Centre Provincial Park before work commences. This includes, but is not limited to, additional electrical outlets, internet, telephone, and built-in shelving units.

The room booking has exclusive use of the room.

Waivers used between the group organizer and event participants must not have any reference to the "Crown", Government of Alberta, Canmore Nordic Centre, etc.

The guidelines in the document "Canmore Nordic Centre Facilities Guide" must be followed. Public Safety requirements are outlined in this document. Events will be cancelled by the Canmore Nordic Centre if appropriate public safety is not provided.

## Modifications to Rental Property

Any renovations or modifications to the interior or exterior of the rented property must be approved by the Canmore Nordic Centre Provincial Park before work commences. This includes, but is not limited to, additional electrical outlets, internet, telephone, and built-in shelving units.

## Maintenance

Once a room is rented, responsibility for general cleaning of the room falls upon the renting party. This includes removal of garbage and waste from the premises and into bear-proof bins, as provided by the Canmore Nordic Centre Provincial Park.

General maintenance, including the replacement of light fixtures, windows, etc. will be the responsibility of the Canmore Nordic Centre Provincial Park. Periodic maintenance inspections will be preceded by written notice to the tenant.

Canmore Nordic Centre Provincial Park will also care for roofing, exterior siding, snow removal, exterior windows, and landscaping.

## WAX ROOMS

The rental of a wax room includes the area located within the door(s) of the wax room. It does not include exterior walls, parking spaces, bathroom facilities, or other storage closets, exterior to the wax room. It is strictly prohibited to sub-rent the wax room to a third party, or for profit. The tenant or group renting the wax room must be the tenant/group occupying and using the room.

Rental fees do not include additional time required for set-up or clean-up post-event. If extra time is required, it must be booked separately. Additional charges may apply at the discretion of the Canmore Nordic Centre Provincial Park if damages, extraordinary cleaning, or special attention is required by the event.

## TEAM ROOMS – SHORT/LONG TERM

The tenant is responsible for the removal of any modifications and restoration of the team room on or before the termination of the contract. Any such modifications remaining in the team room after the termination of the contract will become the property of the Canmore Nordic Centre Provincial Park and/or may be removed at the tenant's expense.

### Duration of Rental

This agreement is valid from \_\_\_\_\_ (day) \_\_\_\_\_ (month) \_\_\_\_\_ (year) to \_\_\_\_\_ (day) \_\_\_\_\_ (month) \_\_\_\_\_ (year). Renegotiation may occur on or before the renewal date.

Tenants may be required to vacate the premises for short periods during major events or renovations held at the Canmore Nordic Centre Provincial Park. These periods of evacuation will not exceed one month, and all tenants will be given a minimum of one month notice to remove their belongings.

The Canmore Nordic Centre Provincial Park (Government of Alberta) reserves the right to cancel the rental agreement at any time for various reasons, which may include such things as a state of emergency, renovations, etc...

**\*\*NOTE: For LONG TERM TEAM ROOM rentals, the tenant will cover cleanup of the area after the booking.**

### Liability and Insurance

Contents of the rented room are the sole responsibility of the tenant. Appropriate contents insurance is recommended. The Canmore Nordic Centre Provincial Park is not liable for damages or theft.

### Deposits and Rental Fees

I \_\_\_\_\_ (tenant) agree to return the key assigned to the rental room. If the key is lost and/or not returned, I agree to pay Canmore Nordic Centre Provincial Park for the recoding and assignment of a new key for the room at an approximate value of \$370.00.

### Indemnification / Hold Harmless

In consideration of use of the facilities of the Canmore Nordic Centre Provincial Park, the applicant agrees to indemnify and hold harmless the Minister for any and all third party claims, demands, actions, or costs (including legal costs on a solicitor-client basis) which arise directly or indirectly from the applicant's operations whether related to the activities noted in this application or otherwise; including those arising out of any omissions, negligence, or wilful acts by the applicant or applicant's employees or agents. This hold harmless shall survive this agreement.

### Government of Alberta Not Responsible

The Government of Alberta shall not be liable or responsible for any bodily or personal injury of property damage of any nature whatsoever that may be suffered or sustained by the applicant, its employees, members, agents, and its invitees in the performance of this agreement, except to the extent that the injury or damage is due to the negligence of the Minister, its employees or agents.

### Acceptance

I hereby agree to carry out this agreement in accordance with the terms and conditions outlined above and in the Canmore Nordic Centre Provincial Park Facilities Guide. I further agree to comply with all applicable Federal and Provincial Acts and Regulations and to comply with any instructions given by the Minister or his representative.

I acknowledge that failure to meet the conditions of this Agreement may result in cancellation of this Agreement and immediate suspension of all activity.

I agree to repair, replace or reclaim, to the satisfaction of the Minister or his representative, any and all damages that might result from the performance of this Agreement within a reasonable period of time, as determined by the Minister or his representative, after completion of the activity/event.

**DATE:** \_\_\_\_\_ **Signature:** \_\_\_\_\_