

AVERY FIELD RECREATION AREA  
LEASE AGREEMENT

The Leyden Recreation Committee and the Town of Leyden Massachusetts Lessor, does hereby lease the following described premises: Real Estate situated on Brattleboro Road, Leyden, Massachusetts, known as The Avery Field Recreation Area. The term of this lease is for a period of \_\_\_\_\_ day(s) on \_\_\_\_\_ commencing at 12:01 AM and ending at 11:59PM.

The Lessee shall pay to the Lessor rent at the rate of \$125.00 per day / \$200 for two consecutive days

The Lessee shall use the leased premises only for the purpose of conducting Lessee's social gathering and agrees to abide by the Rules of Use (attached) .

The Lessee acknowledges that no use shall be conducted in the leased premises which will be unlawful, improper, noisy or offensive, or contrary to any law or any municipal by-law.

HOLD HARMLESS CLAUSE: The Lessee shall indemnify and hold the Leyden Recreation Committee and the Town of Leyden, Leyden, Massachusetts harmless from any and all claims for damages to person or property on account of the use of the premises by the Lessee or any of its guests or agents.

Lessee further agrees that any alcoholic beverage made available by Lessee, its guests or agents, shall be provided at the risk of the Lessee, and Lessee shall and hereby does Indemnify and hold Lessor harmless from any and all claims, demands and actions arising therefrom.

Date \_\_\_\_\_

Leyden Recreation Committee  
Representative

Lessee

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
PRINT NAME

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
SIGNATURE

2 attachments  
Rules of Use  
Use of Water

\_\_\_\_\_  
TELEPHONE

## RULES OF USE FOR AVERY FIELD RECREATION AREA

### 1. Liabilities

A. If the area has been reserved, the leasing user has control of who may use the area.

B. User hereby assumes responsibility and liability for any and all injury or damage to the person or property of the user or others connected therewith, be they business or personal invites and further shall indemnify and hold the Town of Leyden harmless in the event of such injury or damage from any and all claims, awards, or attorney's fees.

C. The user will abide by all County, Town, and other ordinances, rules of Board of Health, Police, and fire Departments regarding public assemblies.

D. The user shall be responsible for its own clean up immediately following the event; the user must leave the area in the same condition in which it was found. In the event that the Town must clean the area following the event, the user shall be charged that expense.

### 2. Use of Water at Pavilion

The Pavilion gets its water from a well shared with The Leyden Town Offices. The well volume is not sufficient to supply a large or a continuous flow of water.

A. Water may be used ONLY for: drinking, cooking, restrooms and fire extinguishing.

B. Water may NOT be used for: recreational activities such as wading pools, sprinklers, slip & slides, dunk tanks or any activity that uses a large or continuous supply of water.

### 3. Camp Fires

A. Check with the Fire Department for fire conditions before starting a fire.

B. Outdoor fires are limited to the fire pit and grill areas.

C. Cutting of any standing timber is prohibited. Use of timber from the waste log pile and fallen wood is allowed.

D. Properly extinguish fires prior to departure.

### 4. General Rules

A. Normal hours of use are 9:00 a.m. - 8:00 p.m. \* Exceptions are allowed

B. If Town grills are used, the grills are to be cleaned after use.

C. If amplified music is used, the music shall be at an acceptable volume and shall not be used before 10:00 a.m. or after 8:00 p.m. \*Exceptions are allowed.

D. All food and other items provided by the user must be removed from the area immediately following the event. "If you brought it in, take it out".

E. Personal consumption of alcohol is permitted; however, if a host provides alcohol (i.e., open bar) or if alcohol is to be sold, the user must obtain a 1-day event liquor liability policy and a Town liquor permit. A copy of the liquor liability policy must be provided to the Municipal Assistant prior to the event. Failure to

obtain a liquor liability may result in the cancellation of the event by the Town. Applicable State laws apply. [ See Town Municipal Assistant for details.]

F. If alcohol is provided or sold, a police presence is required and is to be arranged at the user's expense with the Police Chief.

G. Pets must be controlled by the owner at all times. You must clean up after your pet.

\*Fees may be waived for charitable/municipal events.

2023

# TOWN OF LEYDEN

## BOARD OF HEALTH

### USE OF WATER AT PAVILION

The Pavilion gets its water from a well shared with the Leyden Town Offices. The well volume is not sufficient to supply a large or a continuous flow of water. Therefore, effective immediately:

When using the Pavilion:

- \* Water may be used only for: drinking, cooking, and/or restroom facilities
- \* Water may NOT be used for: recreation activities such as wading pools, sprinklers, slip&slides, dunk tanks, or any activity that uses large or continuous supply of water

I have read and agree to the above water usage limitations set by the Leyden Board of Health.

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Person responsible for Pavilion usage

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Date

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Recreation Department Representative

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Date

Effective November 09, 2015