

EXHIBIT F

**KING'S WALK  
CLUBHOUSE RENTAL AGREEMENT**

PLEASE RETURN 14 DAYS PRIOR TO FUNCTION

LESSEE: \_\_\_\_\_ DATE: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
CITY, STATE, ZIP: \_\_\_\_\_  
HOME PHONE: \_\_\_\_\_ OFFICE PHONE: \_\_\_\_\_  
DATE REQUESTED: \_\_\_\_\_ TIME: From \_\_\_\_\_ To \_\_\_\_\_

**RENTAL FEE: \$150.00 SECURITY DEPOSIT: \$250.00**

Clubhouse Hours: 10:00 a.m. to 12:00 a.m. Capacity: 50 People

TERMS OF RENTAL AGREEMENT

1. King's Walk Leases to Lessee and Lessee leases from King's Walk Homeowner's Association the Clubhouse ONLY on the Date of Use and during the Clubhouse Use Hours. Only King's Walk unit owners are permitted to rent the clubhouse.
2. In order to be eligible to rent the clubhouse, the unit owner must be current in assessments. Delinquent unit owners shall be denied their privilege to rent the clubhouse until such time as their account is brought current.
3. Upon the signing of this Agreement, Lessee shall pay to King's Walk Homeowner's Association, c/o the management company, the following:
  - A. \$150.00 Rental Fee (non-refundable)
  - B. \$250.00 Security Deposit (refundable, minus cost to repair any damages, fines for rules violations, or failure to return the key by close of the next business day)

**Note: The Rental Fee and Security Deposit are to be two separate certified checks.**
4. Lessee agrees to abide by the following rules and regulations ("Rules and Regulations") with respect to the leasing of the Clubhouse:
  - 4.1 Possession of the Clubhouse shall be returned to King's Walk Homeowner's Association by Lessee in clean condition and with out any damages of any kind or nature promptly at the expiration of the Use Hours. The cost to clean the clubhouse or repair any damages shall be deducted from the Security Deposit.
  - 4.2 Lessee shall be obligated to inspect the Clubhouse and to report all damages in writing to the management company PRIOR to the Use Hours. Repair or restoration of any unreported damage will be deducted from the Security Deposit.
  - 4.3 The unit owner is required to return the Clubhouse key to the management office the next business day following a clubhouse rental. In the event possession of the clubhouse key is not

returned to King's Walk Homeowner's Association by the end of the next business day following the rental, the security deposit shall be forfeited.

- 4.4 The Security Deposit will be returned to Lessee within fourteen (14) days after the Date of Use, but not prior to seven (7) days. If the Security Deposit is insufficient to cover damages, the excess charges shall be payable by Lessee to King's Walk Homeowner's Association on demand and shall be considered as additional rent.
  - 4.5 **All vehicles visiting the Premises shall display the Clubhouse Rental tag and park in either the A, F, E lot behind the gas station or the K lot on the East side of the premises facing Euclid Avenue, in the visitor marked spaces only. Any vehicle not displaying the tag and/or parked outside of the visitor spaces will be towed.**
  - 4.6 All guests must remain IN the clubhouse at all times. The outside deck of the pool area is off limits. With the exception of emergency phone calls from the pay phone, no entry is allowed.
  - 4.7 Guests are not authorized to swim in the pool, even during pool hours. No entry from the clubhouse to the pool is allowed.
  - 4.8 The volleyball court may be used in conjunction with the clubhouse rental; however, **it is not a reserved feature** in the Clubhouse Rental Agreement. Therefore, it is a first-come, first-serve facility. Please exercise courtesy to your neighbors.
  - 4.9 All persons will conduct themselves at all times while in the Clubhouse or on the premises in an orderly and proper manner.
  - 4.10 While alcohol may be served at parties held in the clubhouse, the sale of alcohol on clubhouse premises is STRICTLY PROHIBITED. Any unruliness stemming from the use of alcohol will not be tolerated.
  - 4.11 All Clubhouse renters and guests are required to abide by the Village of Rolling Meadows noise ordinance, which is in effect from 11:00 p.m. to 7:00 a.m., seven days a week. The police will issue fines for violators of this noise ordinance, which will be the unit owner's responsibility. In addition, the Board of Directors requires clubhouse renters and their guests to curtail excessive noise after 9:45 p.m. on Sunday through Thursday evenings.
  - 4.12 If the Clubhouse is to be used primarily for minors, the Lessee shall have in attendance at all times during the Use Hours at least two (2) adult chaperones for every twenty (20) persons in attendance.
  - 4.13 The Clubhouse shall not be used for any illegal or immoral purposes.
  - 4.14 All Rules and Regulations in effect with respect to the Premises are incorporated herein and made a part hereof and shall apply to the usage of the Clubhouse.
  - 4.15 Abuse or disregard of the Rules & Regulations and/or this policy shall result in permanent revocation of clubhouse privileges.
  - 4.16 Owners shall indemnify and hold the Association harmless from any and all claims, damages, injuries, lawsuits, liability, including reasonable attorneys' fees and costs, which may arise out of or result from the use or presence of alcohol while on the Association's property. The indemnification shall specifically extend to any claims made under the Dram Shop Act of Illinois. Owners shall be solely responsible for the conduct of their guests relating to the use or presence of alcohol on the property, and shall be responsible for any damages or costs arising out of such use or presence of alcohol on the property.
5. Lessee hereby agrees to forever defend, save, indemnify, and hold harmless the King's Walk

Homeowner's Association, the management company, its agents and employees of and from any and all damages (including consequential and punitive damages), costs, expenses (including attorney's fees), claims, causes, and causes of action rising out of and from Lessee, Lessee's guests, Lessee's licensees, or any other person's use of the Clubhouse. This indemnity shall be in addition to any insurance requirements of Lessee.

6. It is understood that King's Walk Homeowner's Association, the management company, its agents and employees are in no manner responsible for the activities or conduct of the persons using the Clubhouse. Lessee does hereby waive for itself, its guests, and lessees any and all rights and claims against the Association, the management company, its agents, and employees for death, personal injury or property damage suffered by Lessee, its guests, licensees or any other person using the Clubhouse, it being specifically understood that the use of the Clubhouse is the sole responsibility and liability of Lessee.
7. This agreement shall be the entire agreement of the parties hereto, and shall be binding upon Lessee and King's Walk Homeowner's Association, the management company, and their respective heirs, estates, administrators, executors, successors and assigns.

By execution of this document, unit owner agrees to all of the terms and conditions contained therein.

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Signature of Lessee

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Date: