

PRAIRIE HOUSE

AT CENTRAL STATION

CONDOMINIUM ASSOCIATION

CLUB ROOM RENTAL AGREEMENT

The undersigned, a resident of Prairie House at Central Station Condominium Association, 1515 S. Prairie Avenue, Chicago, IL, hereby reserves the exclusive use of the Club Room for a function on _____ (date), between the hours of _____ (AM/PM) and _____ (AM/PM).

Note: The Club Room closes at 1:00 a.m. If you're having an evening party, the room must be vacated, including personal and catering items, by 1:00 a.m.

The undersigned acknowledges receiving the Club Room Rental Rules, attached hereto, and agrees to abide by those rules and regulations.

As a condition for use of the Club Room, the undersigned agrees to indemnify and hold harmless the unit owners of Prairie House at Central Station Condominium Association and Sudler, the association's management company, for any and all damage done to furniture and fixtures located in the Club Room by the undersigned or any of his/her guests during the period that the Club Room is rented.

This indemnification shall apply to Prairie House at Central Station Condominium Association, Sudler and their agents, servants and employees. It shall cover all costs, expenses (including attorney's fees) damages, liabilities and judgments for personal injury, including death, and for damage to personal property of the undersigned or any of his/her guests alleged during use of the Club Room, through any act or omission, negligent or otherwise, by the undersigned or any of his/her guests. If requested, the undersigned shall also provide a defense to any action or suit brought against the unit owners of Prairie House at Central Station Condominium Association and its agents, servants and employees and against any judgment that may be entered against them in any such action or suit.

Management reserves the right to end any party early.

Note: Club Room reservations are not complete until the undersigned furnishes management with checks for the rental fee and the refundable security deposit.

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Number of guests: _____ Type of function: _____

Name and Unit Number: _____

Signature: _____ Date: _____

L. Fifteenth (15th) Floor - Club Room Rental.

1. The hours of operation of the Club Room shall be 5:00 a.m. to 1:00 a.m.
2. Reservations for specific dates will be accepted on a first come, first served basis but no earlier than twelve (12) months before the date of the event. No resident shall, at any one time, have more than two reservations outstanding without Board approval. The Club Room is not available for private rental on the following dates after 6:00 p.m.: July 3rd, July 4th, and New Year's Eve.
3. Rental agreements for the use of the Club Room for a private function will be accepted only from a unit owner or resident. The unit owner or resident who signs the rental agreement must be present from the beginning to the end of the event. Agreements will not be approved if the unit owner is behind in assessment payments on any unit.
4. Individuals wishing to rent the Club Room for a private function must: i) complete and sign the rental agreement available from Management, ii) pay the appropriate fees as noted in the Fee Schedule, and iii) comply with all applicable rules. Reservations will not be held until the agreement is signed, the appropriate rental fee has been paid, and the security deposit has been submitted.
5. The fees for renting the Club Room and the amount of the security deposit shall apply as set forth in the Fee Schedule. Personal checks will be accepted for payment of the rental fee unless the reservation is made less than seven (7) days prior to the event date. Under such circumstances, the rental fee must be paid in cash or by way of a cashier's check or money order made payable to the Prairie House Condo Association. Personal checks for the security deposit will be accepted, regardless of the timing of the reservation.
6. Rental fees are refundable if the event is cancelled at least 21 days prior to the scheduled date. Cancellations made less than 21 days prior to the scheduled date will result in forfeiture of the rental fee unless someone else rents the Club Room on the scheduled date or a written request for waiver of this rule is submitted to the Board. Waiver of this rule shall be granted only in those situations where the Board deems it unreasonable for the cancellation notice to have been given in a more timely fashion.
7. Occupancy of the Club Room by more than 75 people is prohibited. A guest list for the event must be provided to management and the door staff 24 hours before the event for events on Monday through Friday and by noon on Friday for events on a Saturday or Sunday.
8. The Club Room is rented "as is." All residents renting the Club Room for a private function shall be required to attend both a pre-party and a post-party walk-through of the space with the property manager or maintenance staff. The Club Room (including kitchen and bathrooms) must be returned to the condition in which it was rented. A cleaning fee as set out in the Fee Schedule, with a one hour minimum, will be charged if it is not, against the security

deposit. The security deposit will only be refunded when the Club Room has been inspected after the function.

9. Rental of the Club Room for a private event includes use of the audio system. Live bands and external speakers for private functions are prohibited. Remote controllers for audio/video equipment must be signed out from the door staff and returned to the door staff at the end of the event.
10. Indoor furniture is to remain indoors and roof deck furniture is to remain on the roof deck unless otherwise approved by the Board. The Association's folding tables and folding chairs are available for use when the Club Room is rented. Rental of the Club Room also includes access to the kitchen area.
11. Rental of the Club Room includes exclusive use of the north, west and southwest areas of the roof deck. It does NOT include use of the Fitness Center or exclusive use of the east and southeast areas of the roof deck.
12. Deliveries to and from the Club Room must be made via the freight elevator and the resident must be home to accept delivery.
13. With the exception of food delivery/catering carts, wheelchair or other mobility device, and a baby stroller, wheeled objects are prohibited in the Club Room, on the roof deck and in the Fitness Center. This restriction includes, but is not limited to bicycles, roller blades, skateboards, and similarly wheeled objects.
14. Smoking is prohibited in the Club Room, on the roof deck and in the Fitness Center.
15. As a condition to the exclusive use of the Club Room, a resident must agree to indemnify the Association, its Board of Directors, the Management Company and all unit owners for, and to hold such parties harmless against, any and all damage, injury, claims, costs or expenses, including reasonable attorney's fees, which may be suffered or incurred as a result of the negligent acts of the unit owner, resident, or any of his/her guests during use of the Club Room or roof deck. Use of the Club Room and roof deck is strictly at the resident's or guest's own risk.

IV. Garage/Driveway.

1. Except when entering and exiting the garage, garage doors must be kept closed for security purposes and to present an attractive appearance to the Property.
2. All vehicles parked in the garage must pull fully into their parking spaces such that their vehicle does not extend beyond the ends of the marked boundaries.
3. Car engines must not be left running in the garage.
4. Headlights must be turned on when driving in the garage.

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FEE SCHEDULE (as of December 1, 2011)

The following Fee Schedule shall remain in effect as of the date listed above until such time as the Board of Directors shall amend or modify this list.

<u>Rule</u>	<u>Fee</u>	<u>Description</u>
1C2	\$50	Service Charge – Late Assessments
1C3	\$50	Returned Check Fee – Assessments
1J10	\$100	Club Room Rental Fee, Sunday through Thursday (also 1L3, 1L4)
1J10	\$200	Club Room Rental Fee, Friday and Saturday (also 1L3, 1L4)
1J10	\$250	Refundable Club Room Security Deposit (also 1L3, 1L4, 1L6)
1O4	\$100	Insurance Coverage – Non-Compliance
1P2	\$25	Security Card/Fob Replacement Fee
1P3	\$30	Garage Remote Control Fee
1P4	\$25	Fitness Center Fob Fee
1S2	\$80/hr	Maintenance Service fee (min. ¼ hour)
1T4	\$10	Dry Cleaning Storage Fee (Per Day)
2A2	\$25	Paid Assessment Letter
4A	\$100	Saturday Move Surcharge
4B	\$300	Move Security Deposit
4B	\$100	Moving Fee
4B	\$150	Unauthorized Move Fine
5D	\$50	Initial Rule Violation Fine (fines double with each subsequent violation)