

**APPLICATION FOR REVOCABLE LICENSE
TO USE THE RECREATION ROOM**

To: The Board of Directors of Berkowners Inc., Jackson Heights, New York

I hereby make application for a revocable license ("License") for the use of the recreation room located in the basement of 35-25 77th Street, Jackson Heights, New York ("Premises") from _____ p.m. to _____ p.m. on _____, 20 (License Date"). I shall pay a license fee of **\$100.00** to Berkowners Inc. at least ten (10) days before the License Date. In addition, a separate check in the amount of **\$50.00** made payable to Berkowners Inc. is required. This fee is refundable if the Premises is left cleaned by the shareholder and left in broom swept condition. The Premises will be used solely for a (party) (meeting) _____, and for no other purpose. The number of people occupying the Premises during the above license period shall not exceed 50.

It is agreed that this License Agreement is not a lease, and that no landlord/tenant relationship of any kind shall be deemed to be created. Further, it is agreed that no bailment is created and that Berkowners Inc. shall be under no obligation to provide security personnel, attendants or any other service to the undersigned; and, that Berkowners Inc. shall not be responsible for any theft, loss, damage or liability which may result from any cause whatsoever arising out of or in connection with this License or out of or connection with the use of the Premises.

It is agreed that trial by jury shall be waived in any action or proceeding between Berkowners Inc. and the undersigned arising out of or in connection with this License. The undersigned shall reimburse Berkowners Inc. for all costs incurred by it in enforcing the terms and conditions of this License including, without limitation, reasonable attorneys' fees.

The undersigned shall obtain comprehensive liability insurance for injury and property damage in a policy limit of not less than \$25,000.00 personal property and \$500,000 personal liability for each occurrence. The undersigned shall deliver a copy of said insurance (Certificate of Insurance) to Berkowners Inc. upon the execution of this License Agreement. The insurance policy shall name Berkowners Inc. and Metro Management Development Team as additional insured.

The undersigned will accept the Premises in its present "as is" condition. Upon expiration of this License Agreement, the undersigned shall vacate the Premises and deliver said Premises in broom-clean condition, in the same condition it was in immediately prior to the License Date. The undersigned will not make any alteration or change of any kind in the Premises.

The undersigned shall comply with all laws, rules, ordinances, regulations of all governmental authorities having jurisdiction applicable to the use of the Premises. This License is subject to all underlying leases and mortgages now or hereafter affecting the property of Berkowners Inc.

If you approve this application for License, as conditioned upon the terms herein stated, would you kindly so indicate in the space provided for below.

Very truly yours,

Accepted by Berkowners, Inc.

Signature of Shareholder

Signature of Berkowners Inc. Representative

Print Shareholder Name

Print Name of Berkowners Inc. Representative

Address: Bldg _____ Apt. # _____

Dated: Jackson, Heights, New York

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General Rules for Community Room Rental

1. The renter **MUST** be a resident
2. The renter **MUST** provide evidence of insurance
3. The community room can be rented from 10:00 AM to 9:00 PM
4. The renter is totally responsible for anything that goes on in that room, including repairing any damage to the room.
5. Alcohol can be served however the renter is totally responsible for any actions of their guests
6. Decorations can be put up but must be taken down after the event and they should not cause any damage to any walls or fixtures.
7. The maximum number of guests is 50.
8. Music can be played but cannot disturb any of the residents above the community room.
9. The renter of the community room needs to make their own arrangements as to how people are going to get into the building