

Policy Concerning Property Users

As a facility owner, Our Nawakwa, Inc. is committed to providing Rental Groups use of its premises with a safe environment. This commitment includes, but is not limited to meeting building code requirements, making timely repairs, and providing and maintaining appropriate security. Our Nawakwa, Inc. will rent space at the best market rate available.

When signing a rental agreement, we will consider:

- Maintenance and upkeep, Our Nawakwa, Inc. is responsible for general upkeep: trash pickup, repairing broken steps, and clearing snow or ice.
- Mutual indemnification, a contract clause that assures that each party only assumes legal responsibility for those areas or activities under its control.
- Our Nawakwa, Inc. will provide instructions on the use of property and facilities—detailed directions on how special features operate (e.g. alarm system, fire escape, window air conditioner) and what to do if problems occur.
- Limits on accessible areas, if the Rental Group is only using a part of the premises, or if certain areas are off limits (e.g. roof, basement, parking lot/garage, outbuildings).
- Our Nawakwa will provide specific warnings about dangerous or hazardous conditions on the premises
- Delegation or supervision, when the Our Nawakwa, Inc. chooses to provide staff to assist with supervision (e.g. lifeguards at a swimming pool).
- Alcohol consumption, when alcohol is consumed as part of an event (fund-raiser, holiday party), Our Nawakwa, Inc. will determine if it is necessary to obtain a temporary liquor license and whether its current insurance is sufficient to cover the event.
- Our Nawakwa, Inc. will spell out its requirements and negotiate the most favorable agreement possible.
- Our Nawakwa, Inc and Rental Group may seek legal review prior to entering into a lease, whether the arrangement is for a long-term or short-term occupancy.

Approved by the Board of Our Nawakwa, Inc. on the day of **January 22, 2024**

Amended _____.

Chair, Our Nawakwa, Inc. Board of Directors