

**RUSTIC CHANDELIER, LLC EVENT SPACE RENTAL AGREEMENT  
AND CONTRACT**

EVENT DATE: \_\_\_\_\_

EVENT SET UP TIME: \_\_\_\_\_ EVENT START TIME: \_\_\_\_\_

EVENT END TIME: \_\_\_\_\_ WRAP UP TIME: \_\_\_\_\_

CLIENT NAME: \_\_\_\_\_

CLIENT ADDRESS: \_\_\_\_\_

Primary Phone: \_\_\_\_\_ Email Address: \_\_\_\_\_

\* \* \* \* \*

Rustic Chandelier, LLC, rents its venue to Client upon the following terms and conditions:

1. **DEPOSIT AND RENTAL FEES:** A signed contract and a non refundable deposit of \$\_\_\_\_\_ must be received to reserve the Event Date set forth above. The balance of the rental fee of \$\_\_\_\_\_ is due thirty (30 ) days prior to the Event. In the event that the Event is canceled by Client for any reason and at anytime prior to the Event, there is no refund of the deposit. In the event that the Event is canceled within seven (7) days prior to the Event by Client for any reason, then the full rental fee is due and owing and is not refundable;

2. **INSURANCE:** Client must obtain a special event liability insurance with coverage of not less than \$500,000.00 per occurrence, and name the Rustic Chandelier, LLC, as an additional loss payee. Proof of insurance has to be provided to Rustic Chandelier, LLC, no later than seven (7) days prior to the Event or the Event will be cancelled. The insurance must provide and maintain general liability coverage for all accidents, injuries and/or damages to persons attending the Event. The Client further indemnifies and agrees to hold Rustic Chandelier, LLC, harmless on account of any loss or damage occasioned by the Event.

If alcohol is served at the Event, Client's insurance policy must include liquor liability coverage against any and all alcohol-related accidents. Any caterers and/or outside vendors, companies and/or other entities must provide a certificate of insurance evidencing General Liability and Liquor Liability coverage, as well as a copy of their state licenses to operate the business seven (7) days prior to the Event. Alcohol must be consumed in a responsible manner and Client is responsible to make sure all attendees are not intoxicated and/or under the influence of alcohol at the premises or after the Event has concluded.

3. **CATERING STANDARDS:** All catering must maintain professional standards and comply with state and local health department requirements. All caterers working at Event are required to have a valid certificate of insurance for the operation of its business, and are required to provide proof of said insurance. Caterers must remove all trash, composting and/or recyclables from the site by the Wrap Time stated above. Failure to remove or clean up by the caterer will result in additional fees to the Client for the cost of the work incurred for cleanup and will be paid by Client

within ten (10) days of billing date.

In the event that alcohol is served or consumed at the Event, all alcohol must be served by a licensed bar tender. A copy of the bartender's license and proof of additional insurance must be provided not less than seven (7) days prior to the Event. If any guests to the Event bring alcohol, the alcohol must be placed behind the bar and served by the licensed bartender only. Failure to comply with this requirement will result in the bar being closed and all consumption of alcoholic beverages denied at the Event.

4. **CAPACITY:** This premises being rented accommodates \_\_\_\_\_ persons seated or \_\_\_\_\_ persons standing. Client shall not exceed this capacity in attendance for the event. In the event that capacity is exceeded, then Client will be required to requests persons to leave the premises until the capacity is at its maximum limit.

5. **SITE DECORATION:** Every effort will be given to allow Client to decorate the premises reflecting the theme for its event. However, no nails, screws, staples, or penetrating items are to be used on the walls or floors of the building. Glitter or foil paper confetti is not allowed on site due to clean up issues. Only low tack tape is allowed on the floors and walls. Any damage to the premises will result in additional charges to Client.

6. **CONDUCT:** Client is solely responsible for the conduct of its guests. No drug use, smoking, vaping, or chewing of any kind will be tolerated on the premises or within 100 feet of the building. Physical violence will not be tolerated at any tie and will be cause for immediate expulsion from premises and the cancellation of the Event. During events where underage persons are present, parents and/or guardians are requested to be present to supervise a minor's conduct. During an event in which alcohol is served, no underage usage of alcohol is permitted. Alcoholic beverages cannot be taken outside of the Event's premises or consumed in vehicles parked on the premises. All legal consequences and ramifications from the Event are the sole responsibility of the Client renting the premises.

7. **LIVE MUSIC / DJS/ NOISE:** The Client is responsible to maintain the music level of noise at an acceptable level and not to create a disturbance by loud noise which can be heard beyond the boundaries of the property or by immediate neighbors. Loud music must end by midnight on weekends.

8. **CLEANING, TRASH AND EQUIPMENT REMOVAL:** The premises will be furnished in a clean condition. Trash containers will be provided at the site as well. At the Wrap Up time listed above following the Event, the Client is responsible to return the space to the same clean condition in which it was found. All garbage must be bagged and removed from the premises. All rental equipment must be removed immediately following the event. If the premises is not returned in a clean condition, a cleaning of fee of \$\_\_\_\_\_ will be charged which Client must pay within ten (10) days of the date billed.

9. **DESIGNATED PARKING AREA:** A designated parking area will be provided for the Event, and Client must designate all attendees to use that designated parking area.

10. **COMPLIANCE WITH COUNTY, STATE AND FEDERAL LAWS:** Client is responsible to comly with all applicably county, state and federal laws and shall conduct no illegal act on the premises. The premises are a drug-free and non smoking facility at all times. There are no exceptions.

11. **LIABILITY:** Client agrees to indemnify and hold Rustic Chandelier, LLC, from all claims, demands and damages made as a result of the rental and use of the premises, including but not limited to, accidents, injuries, consumption of alcohol or other substances during

the Event. In the event that Rustic Chandelier, LLC, is sued as a result of this Event, in addition to collecting all damages incurred from Client, Rustic Chandelier, LLC, shall be entitled to collect its attorneys fees, court costs and costs of litigation incurred defending the claim or demand.

12. **DEFAULT OF CONTRACT:** In the event that Client defaults in the terms and conditions of this Contract, or the Event results in damages to the premises, then, in that event, the Client shall be responsible for all damages incurred by Rustic Chandelier, LLC, as a result of the default and/or damage, including but not limited to its attorneys fees, court costs and costs of litigation in enforcing this Contract.

**CLIENT STATES THAT THIS AGREEMENT HAS BEEN READ AND THAT CLIENT UNDERSTANDS THE TERMS AND CONDITIONS OF THIS AGREEMENT AND AGREES TO ABIDE BY THEM.**

This the \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Client Signature

Printed Client Name: \_\_\_\_\_

Accepted:

RUSTIC CHANDELIER, LLC

By: \_\_\_\_\_  
Patricia McEndre