



# Infusion Dance & Events Rental Agreement

This agreement is entered into as of \_\_\_\_\_, 20\_\_ between \_\_\_\_\_ ("Client") of Address \_\_\_\_\_, \_\_\_\_\_ (City & State) and email address \_\_\_\_\_ and Dania Maria LLC DBA Infusion Dance (hereafter referred to as "Infusion Dance & Events or IDE") at 15635 Vision Dr. Ste. 100, Pflugerville, TX 78660. The parties hereto, intending to be legally bound, and in consideration of the mutual covenants hereinafter agree to the terms outlined in this Agreement ("Rental Agreement").

**1. DATES/TIMES OF PERMITTED USE** - IDE hereby grants Client a license to use Infusion Dance & Events ("Event Center") for \_\_\_\_\_ (type of "Event") to be held on \_\_\_\_\_, 20\_\_ (Date). Access to the Event Center will commence at \_\_\_\_\_ on the date of the Event and will end at \_\_\_\_\_ ("Access Period"). Access for Client, Client's vendors and guests is only allowed during the Access Period. ***Initial access however, will only be given to the Client, not any of his/her vendors or guests.*** Set-up and tear-down must occur during this defined period. If tear-down and removal of non-IDE equipment is not completed by the end of the Access Period, the Client will be responsible for additional rental time. If renting until 2am, the party, music and service of alcohol must cease at 1am to allow enough time for cleaning, breakdown and final walkthrough. ***A closing walkthrough will only be done with the Client. If the client leaves the premises before the final walkthrough, the client agrees to forfeit the cleaning and incidental deposits.***

**2. EVENT SIZE** Client estimates that the following number of guests will attend the Event \_\_\_\_\_. This venue has a capacity of 100-120 people and if any additional guests arrive that create a legal liability or hazard, IDE's management staff has the sole discretion of informing the host during the event so the issue can be corrected. If the issue is not corrected, IDE management has the right to terminate the event early if there is a safety hazard or concern.

**3. RENTAL FEE & PAYMENT SCHEDULE** The rental fee for this Event based on the date is \_\_\_\_\_ "Rental Fee" plus a \$\_\_\_\_\_ incidental refundable deposit and \$\_\_\_\_\_ cleaning refundable deposit. **A booking down payment of \_\_\_\_\_ is required at the time of contract signing to secure the event date and will NOT be refunded if the event is canceled.** The remaining balance is due in 2 equal payments as follows: 50% downpayment of the total within 1 month of contract signing and the remaining 50% balance of total will be due 30 days before the event. If the balance is not paid in full 30 days before the event, a late fee of \$200 will be assessed. If the date is moved, the initial down payment can be applied for the new date but a \$200 rebooking fee will be charged. If the booking happens within 30 days of the event, the full amount is due upon contract signing.

**4. CANCELLATIONS** - If event is canceled for ANY reason: the following refund schedule is used:

3 months before the event - 100% minus \$200 rebooking fee.

2 months before the event - 80% minus \$200 rebooking fee.

1 month before the event - 50% minus \$200 rebooking fee. Less than 1 month - No Refunds.

**5. DECOR & FURNITURE** This Rental includes the area inside the event center including access to kitchen, restrooms, private room (upon request) and parking areas for parking only. It also includes 10-12 rectangular tables and up to 100 chairs. The venue does not include table/chair covers, decorations, king/queen throne chairs, sound equipment or any additional services and/or personnel. These services can be contracted separately (see price list attached). If external decorations will be used, appropriate tape and/or professional equipment supplies should be used that will not damage the paint, walls, floors or any of the other installations or property at the event center. Security cameras should not be blocked by any decorations. If anything blocks the security camera, a representative will be sent onsite for the duration of the party at a rate of \$25/hr and the client must pay it before the party continues.

**5. CATERING** - Clients are allowed to bring their own catering company as long as this company maintains their food handling permits & licenses. Food needs to be fully cooked as there is no cooking equipment allowed in the studio. No cooking equipment is allowed outside or in the parking lot. Some food trucks may be allowed as long as all the cooking equipment is inside the truck.

**6. ALCOHOL** - Clients are allowed to bring their own alcoholic beverages but will need to control the use of alcohol consumption and ensure that all Texas Laws & Regulations regarding alcohol usage are being followed. If the client brings alcohol, a licensed security needs to be hired by Infusion Dance. IDE reserves the right to evict Clients and/or their guests from the property or to close the bar at any time during the Event. A list of specific behaviors that will result in expulsion or bar closure are included in Alcohol Policy (attached).

**7. SMOKING**- No smoking of any kind is permitted within or outside the premises. If security cameras capture any signs of smoking, both deposits will be forfeited. The use of candles or anything that is flammable and produces smoke is also prohibited.

**8. INDEMNIFICATION** Client shall indemnify, defend and hold harmless Infusion Dance & Events, its owners, its management, officers, and employees from and against all demands, suits, judgments, settlements, claims, damages to persons and/ or property, fines, liens, losses and other liabilities.

**9. DAMAGES AND SECURITY DEPOSIT** Client is responsible for any damages to the Event Center and property that may have been caused by the Client and/or the Client's guests and vendors. The Client is ultimately responsible for any damage incurred.

**10. JURISDICTION** This Agreement falls under the jurisdiction of the state of Texas and is therefore subject to Texas laws and regulations.

## Additional Services

| Item                               | Price                 | Price           | Notes                                               |
|------------------------------------|-----------------------|-----------------|-----------------------------------------------------|
| Venue Rental                       | \$550-\$1,500         |                 | Date                                                |
| Incidental Deposits (required)     | \$100                 |                 | Refundable if no incidents                          |
| Cleaning Fee/Deposit (required)    | \$100                 |                 | Refundable if checklist is completed                |
| Tables/Chairs (For Hourly Rentals) | included              | <b>Included</b> | Up to 120 chairs & 12 8ft tables                    |
| Linens (table/chair covers)        | \$200-\$350           |                 | Ivory or Black                                      |
| Decorations                        | \$400-\$800           |                 |                                                     |
| King/Queen Throne Chair            | \$100/each            |                 | \$150/both                                          |
| Choreography                       | \$750-\$1299          |                 | Different Packages To Choose From                   |
| Security                           | \$50/hr               |                 | <b>Security for last 4 hours if serving alcohol</b> |
| Other:                             |                       |                 |                                                     |
| <b>Total \$</b>                    | <b>Promo (if any)</b> | <b>Deposit:</b> | <b>Balance Due:</b>                                 |

**THE CLIENT CERTIFIES THAT HE/SHE IS LEGALLY ABLE TO ENTER INTO THIS EVENT CENTER RENTAL AGREEMENT AND THAT HE/SHE HAS READ, UNDERSTANDS, AGREES TO THE TERMS AND CONDITIONS OUTLINED IN THIS DOCUMENT AND IT IS APPENDICES AS WELL AS OTHER REFERENCED DOCUMENTS:**

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

Date: \_\_\_\_\_

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

Phone # \_\_\_\_\_

IDE Rep Name: \_\_\_\_\_

Date: \_\_\_\_\_

IDE Rep Signature: \_\_\_\_\_

Phone # \_\_\_\_\_

## The Alcohol Policy

If serving alcohol, a security officer must be hired through Infusion Dance for at least the last four hours of your event to ensure the safety of your guests and the venue staff. Security staff hired through Infusion Dance need to be contracted at least 2 weeks before the event to obtain the pricing listing in the contract. If not contracted within the 2 weeks deadline, an additional \$100 extra will be charged as a last minute differential. If no security personnel is hired and anyone (including your guests) brings alcohol to the venue, the host needs to pay \$400 to contract a last minute security officer before the party continues. If no security personnel is secured, all the alcohol needs to be removed from the party. If alcohol continues to be served, the venue staff has the right to stop the event with no refunds given.

Any and all liabilities arising from the consumption of alcoholic beverages or illegal narcotics on the premises are the responsibility of the Client. Beer, wine, and mixed drinks **MUST** be served by qualified personnel. If the customer is hiring their own bartender, then they need to provide a TABC license at least one week prior to the event. **Alcohol service and consumption must cease 30 MINUTES before Client's tear-down time begins.** No drinking outside of the premises is allowed. Specific behavior that will not be tolerated can include, but are not limited to, the following:

- Fighting
- Destruction of property
- Disrespectful conduct (to other Guests, Vendors or staff)
- Allowing minor persons to consume alcohol
- Possession and/or consumption of a personal supply of alcohol – this includes private vehicles located in the Event Center parking areas.

At IDE's sole discretion, the staff/management of Event Center reserves the rights to:

- Evict any person(s) engaging in unacceptable activities outlined above, or not complying with local laws & regulations.
- Close the bar and remove all alcoholic beverages from property.
- End the party early.
- Withhold Client's Security Deposit.

All Texas, State Laws and Federal Laws must be adhered to at all times.

I agree to the alcohol policy and will follow all laws & regulations regarding alcohol consumption. Infusion Dance personnel will have the right to call security personnel and their fee will be deducted from incidental deposit if customers or guests of customers are not following any alcohol consumption laws, rules or regulations.

Customer Name: \_\_\_\_\_ Event Date: \_\_\_\_\_

Customer Signature: \_\_\_\_\_ Date Signed: \_\_\_\_\_

## Cleaning Checklist (\$100 refundable deposit)

- \_\_\_\_\_ Breakdown & dispose of all decorations.
- \_\_\_\_\_ Breakdown tables & chair setups & put tables back in storage.
- \_\_\_\_\_ Pick up all trash from the floor, kitchen, bar & restrooms.
- \_\_\_\_\_ Sweep floors (Not mop)
- \_\_\_\_\_ Take out trash



# Rental Add-On Services

## Furniture

| Item                    | Price      | Notes      |
|-------------------------|------------|------------|
| Chairs                  | \$1/chair  |            |
| Tables 4ft (seats 4-6)  | \$5/Table  |            |
| Tables 8ft (seats 8-10) | \$10/Table |            |
| Throne Chairs           | \$100/ea   | \$150/both |

## Audio Visual

| Item                             | Price     | Notes |
|----------------------------------|-----------|-------|
| Bluetooth Speaker                | \$50/each |       |
| Microphone                       | \$20      |       |
| Projector ( <i>no computer</i> ) | \$50      |       |
| Screen                           | \$30      |       |
| TV Usage                         | \$50      |       |
| Lighting (Set)                   | \$75      |       |
| Lighting (Each)                  | \$20      |       |

## Other

| Item                | Price | Notes       |
|---------------------|-------|-------------|
| Picture Frame Stand | \$25  |             |
| Backdrop Stand      | \$25  |             |
| Drape & Drain       | \$25  | Per section |
| Banner Stand        | \$20  |             |
| Backdrop Stands     | \$25  |             |
| Money/Card Box      | \$15  |             |