

EVENT SPACE RENTAL AGREEMENT

This contract for the rental of the venue space known as [VENUE NAME] is made on [DATE], by and between [OWNER NAME] ("Owner"), a [PROPER BUSINESS ENTITY STRUCTURE, EXAMPLE: LIMITED LIABILITY COMPANY] organized under the laws of [STATE] with a principal place of business at [ADDRESS], and [RENTER NAME] ("Renter"), a [PROPER BUSINESS ENTITY STRUCTURE, EXAMPLE: LIMITED LIABILITY COMPANY] with an address of [ADDRESS], each a "Party" and collectively "Parties."

WHEREAS, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, and

WHEREAS, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

NOW, THEREFORE, the parties agree to the following terms and conditions:

1. TERM OF RENTAL

The Renter shall have access to and use of the venue from [00:00 AM] on [DATE], to [00:00 PM] on [DATE], for the purpose of hosting the Renter's [NAME OF EVENT]. Owner shall provide to Renter all keys, access control codes, and other items necessary to give Renter such access no later than [00:00 AM] on [DATE]. Immediately following the rental period termination, Renter shall return any keys, balance due, and other access controls in his/her possession to the Owner.

Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took Control of it.

2. FEES

The Renter shall pay to the Owner the sum of \$[AMOUNT] no later than [# OF DAYS BEFORE THE EVENT, RECOMMENDED: 30 DAYS BEFORE THE COMMENCEMENT OF THE RENTAL PERIOD]. Of this amount, \$[AMOUNT] is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. It is agreed that the rental date(s) will not be reserved until this non-refundable deposit is paid in full. The Owner also requires \$[AMOUNT] to hold in escrow for damages/security deposit. The security deposit will be returned to the Renter upon settlement, less any charges for actual damages done to the venue by Renter or his/her associates.

3. SECURITY DEPOSIT

Upon Renter's completion of his/her obligations under (4) and (5), the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.

4. CANCELLATION

Renter understands that by entering into this agreement, the Owner is foregoing other rentals. In the event this contract is cancelled or postponed by the Renter with more than **thirty (30) days** prior to the event, the non-refundable deposit will not be returned, it being the agreed loss suffered by the Owner due to cancellation. If this contract is cancelled within thirty days of the rental, the full amount of the contract is non-refundable.

5. FORCE MAJEURE

In the event either party is unable to perform its obligations under the terms of this Contract because of acts of God, strikes, equipment or transmission failure or damage reasonably beyond its control, or other causes reasonably beyond its control, such party will not be liable for damages to the other party for any damages resulting from such failure to perform or otherwise from such causes.

6. COLLECTION COSTS

In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of **##%** per year until it is paid. Renter shall also be liable to Owner for any legal fees, court costs, and other expenses associated with collection.

7. INDEMNITY

Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

8. ASSIGNMENT

Client may not assign, transfer or sell all or any part of its rights or obligations hereunder, by operation of law or otherwise. This Agreement will be binding upon and inure to the benefit of the Parties and their respective heirs, legal representatives, successors and permitted assigns.

9. CHOICE OF LAW

This Agreement shall be governed by and construed in accordance with the laws of the state of **[STATE]**.

10. SEVERABILITY

In the event that a court of competent jurisdiction holds a provision of this Agreement invalid, the remaining provisions will nonetheless be enforceable in accordance with their terms.

11. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties relating to the rental

and supersedes any and all prior and contemporaneous oral or written understandings between the Parties relating to the rental.

SIGNATURES

THE PARTIES HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE ABOVE CONTRACT IN ITS ENTIRETY. THIS AGREEMENT HAS BEEN EXECUTED AND IS EFFECTIVE AS OF [DATE].

COMPANY:

Date

Printed Name: _____

Title: _____

CLIENT:

Date

Printed Name: _____

Title: _____