

Event Rental Agreement 1 212 PACKING HOUSE-A North Texas Venue

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1212 Packing House- A North Texas Venue

Subject: Rental Agreement Packing House - A North Texas Venue

This Rental Agreement (the "Agreement") (the "Renter") and Packing House Service LLC, 1212 Packing House; for the rental of the event venue located at 1212 Packing House Road, Graham Texas 76450, in Young, County, Texas (the "Venue") on the following terms and conditions:

1. Rental Date and Time:

- Event Date:

- Event Start Time:

- Event End Time:

2. Rental Fee and Payment: \$_____. Number of Payments 1 2 3 (circle one)

- The total rental fee for the Venue is \$_____ This fee is inclusive of any applicable taxes.

- The remaining balance of \$_____ be due 30 days (1 month) before the event date.

3. Use of Venue:

- The Renter has the right to use the Venue on the specified event date and during the specified event hours. The Renter agrees to use the Venue solely for the purposes of_____ - The Renter shall not sublet or

transfer the use of the Venue to any third party without the prior written consent of the Venue Owner.

-Alcohol is to be served by a licensed server eligible to do business in the state of Texas, chosen from a licensed vendor approved by 1212 Packing House, 21 days (about 3 weeks) prior to event. Alcohol service or bartender must not be related to or apart of the event. Alcohol servers must provide 1212 Packing House with license, insurance and 1212 Packing House must be named as additional insured.

-Renter is responsible for oversight of guest using alcohol and is required to hire security from our preferred vendor list or approved by 1212 Packing House 21 days (3 weeks) prior to event. No alcohol can be served after 11:00 PM. We do not allow shots.

Bubbles are welcome. Rice, confetti, and sparklers are prohibited. Any use of these items will result in cleaning fees of 50.00 per hour.

4. Security Deposit:

- The Renter agrees to provide a security deposit of \$500.00 to cover any damages, losses, or additional expenses incurred during the event. The security deposit will be refunded within 7 days after the event, less any deductions for damages or violations. **RENTER WILL BE RESPONSIBLE FOR ALL DAMAGES TO THE PROPERTY.**

All payments must be made with cash or check.

5. Cancellation and Refunds:

- In the event of cancellation by the Renter, the following refund policy applies:

- If the cancellation occurs Within 30 days (1 month) of booking, the Renter will receive a full refund of the first installment or down payment. No refunds after 30 days.

-1212 Packing House recommends Renter purchasing Cancellation Insurance.

- The Renter agrees to provide written notice of cancellation to the Venue Owner IN WRITING VIA EMAIL OR UNITED STATES POSTAL SERVICES.

6. Responsibilities of the Renter:

- The Renter is responsible for any damage to the Venue, or its property caused by the Renter, their guests, or any vendors hired by the Renter.

NO FIREWORKS, NO ALCOHOL ALLOWED OUTSIDE THE VENUE AREAS OR IN ADDITION TO THE AGREED CONTRACT BETWEEN LICENSED BARTENDERS AND RENTER. IF IT IS DISCOVERED THAT GUESTS ARE BREAKING VENUE RULES, THE EVENT WILL BE CANCELED IMMEDIATELY. ANY PHYSICAL THREATS TO GUEST RENTERS OR STAFF WILL RESULT IN THE EVENT BEING SHUT DOWN IMMEDIATELY. **NO EXCEPTIONS**. GUEST WHO ARE CLEARLY INTOXICATED WILL NOT BE SERVED. **NO EXEPTIONS**

- The Renter shall comply with all applicable laws, regulations, and Venue rules during the event.

-Renter takes full responsibility for children at all times .

YOUR INSURANCE COMPANY REQUIREMENTS;

7. Indemnification:

- The Renter agrees to indemnify and hold the Venue Owner harmless from any claims, damages, losses, or liabilities arising out of or related to the Renter's use of the Venue or the event hosted at the Venue.

8. Insurance: -The Renter is responsible for obtaining liability insurance coverage for the event with a minimum coverage amount of \$1,000,000. The Renter shall provide proof of insurance to the Venue Owner prior to the event. Packing House Services LLC shall be named additional insured.

9. Termination:

- The Venue Owner reserves the right to terminate this Agreement and evict the Renter and their guests from the Venue in the event of any violation of this Agreement, illegal activities, or disruptive behavior.

10. Governing Law:

- This Agreement shall be governed by and construed in accordance with the laws of [State]. Any disputes arising under or in connection with this Agreement shall be subject to the exclusive jurisdiction of the courts of TEXAS.

Please indicate your acceptance of the terms and conditions of this Rental Agreement by signing below. A fully executed copy of this Agreement shall be provided to both parties.

Renter's Signature: _____ Printed Name:

Date: _____

Venue Owner's Signature: _____

Printed Name: _____

Date: _____

Thank you for choosing our Venue, 1212 Packing House for your event. We look forward to hosting a successful and memorable occasion.