

Facility Event Space Rental Agreement

This contract for the rental of a venue is made on this day, the ____th day of _____, by and between **The Entrepreneur's Club**, hereafter referred to as the Owner, and _____ hereafter referred to as the Renter.

Whereas the Renter desires to temporarily rent, occupy, and make use of the Owner's venue located at **222 Fasset St. Toledo, OH 43605**, known as **The Entrepreneur's Club**, and

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

Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay the Owner the sum of _____ no later than the (date) _____, of this amount, **\$250** is a refundable deposit upon completion of rental contract. **\$250** is for damages/security deposit which will be returned to the Renter upon settlement, minus any charges for damage done to the venue by Renter or his/her associates. Once deposit is paid, Renter has secured the venue for the date listed below. If Renter decides to cancel the event/venue reservation, deposit will be forfeited as booking fee & cancellation fee. The renter is advised to be sure of the correct date and time of their event before securing the venue and paying a deposit.
2. The Renter shall have access to and use **SIDE(S)** _____ of the venue from (time & date) _____ to (time & date) _____, for the purpose of hosting the Renter's private event. The owner shall provide Renter access to the venue no later than (date & time) _____:
*RENTER MUST CLEAN UP & BE OUT OF VENUE BY THE ESTABLISHED TIME LISTED ABOVE IN ITEM (2) OR THE ADDITIONAL CHARGE OF \$150 PER HOUR WILL BE CHARGED! NO EXCEPTIONS!!
3. The full rental fee for the use of the venue described in item (2) above shall be _____. The balance of the rental fee due (_____), less the refundable deposit described in (1) above, shall be payable to the Owner (date) _____, which is prior to the rental period described in (2) above.
4. Before gaining access to the venue, the Renter shall tender to the Owner the rental fee balance due. All keys and other access control devices in his/her possession shall be returned immediately upon end of contract time listed above in item (2).
5. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control. Walk through inspection and cleaning is completed before and after each rental.

6. Upon Renter's completion of his/her obligations under items (4) and (5) above, the Owner shall return to Renter the security deposit within 24-48 business hours; minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guest, invitees, contractors, and all other persons whatsoever who enters the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent. In the event of deductions, a damage disposition will be completed and provided to Renter.
7. If Renter fails to pay the balance due within the time agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 20% per year until it is paid. Renter shall also be liable to the owner for any legal fees, court cost, and other expenses associated with collection.
8. If the renter backs out on the set date renting the hall the original hold deposit of \$250 WILL NOT be refunded and any extra given on renting hall WILL be refunded to the renter no later than 48 hours after the agreement was made.

X _____

Renter's Signature

9. No smoking in the building. If so, it will be a \$100 charge. Smoking is permitted outside only. Please use the ashtrays provided.
10. Entrepreneur's Club is not responsible for any guest or will not be held liable for any incidents during Renter's event. Renters take full responsibility for the actions of their guests during their event. Entrepreneur's Club is not responsible for any lost, stolen, or damaged items left at the venue during or after contract. Please make sure all belongings are secured and accounted for during and prior to the contract ending time.

*** Hookah services are available for purchase in designated areas through the Entrepreneur's Club only! This will need to be discussed prior to the date of the event.

*I understand as Renter and as Owner by typing my name on lines provided it is equivalent to signing my name for all legal reasons. I agree to all the terms stated above in the contract and state I am responsible for the venue and adhere to all rules and regulations.

X _____
Renter's Signature, Date, & Phone number

X _____
Renter's Printed Name

X _____
Owner's Signature & Date