

# 242 Event Center/ Space Rental Agreement (This is a Non Smoking Venue)

(\*\*\*\*No pin holes in walls or ceiling for decoration: use command strips or hanger\*\*\*\*)

This contract for the rental of a venue is made on this day indicated on the bottom of form, by and between **242 Event Center/ Stephen Eldridge**, hereafter referred to as the "Owner", and Renter.

**Whereas** the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at **4616 Highway 242W, Lexa, AR.** and known as **242 Event Center**, 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:

**I. EVENT DESCRIPTION / VENUE ACCESS:** The Renter shall have access to and use of the venue from the date indicated at bottom of the agreement, for the purpose of hosting the Renter's event. The owner shall provide the Renter with all keys, access control codes, and other items necessary to give Renter such access no later than 24 hours of the event unless extra time is needed.

**II. RENTAL COST:** The full rental fee for the use of the venue described in Paragraph I above due, less the non-refundable deposit, shall be payable to the Owner before the renter takes possession for the rental period described at bottom of this agreement.

**III. DEPOSIT:** The Renter shall pay to the Owner the sum of **\$100.00** to secure the date of their Event. This is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. **REFUNDABLE SECURITY DEPOSIT: \$75.00** Total \$175.00 of which \$75.00 is refundable upon walkthrough of venue at the end of the rental.

**IV. FINAL PAYMENT:** Renter shall tender to Owner the rental fee balance due 24 hours before the event. The owner will accept Zelle or Cash App or Check.

**V. REMOVAL OF BELONGINGS:** Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it.

**VI. EVENT COMPLETION:** Upon Renter's completion of his/her obligations under Paragraph IV & V above, the renter is deemed responsible 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 such persons did so with Renter's knowledge or consent.

**VII. UNPAID BALANCE FEES:** Renter shall also be liable to the owner for any legal fees, court costs, and other expenses associated with collection.

**VIII. SECURITY:** Required for all Events held at Night: (**Holloway Protective Services Only**)

**IX. LIABILITY:** 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.

**X. DISPUTES:** Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness to their understanding of an agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter's Signature, Date	<u>Owner's</u> Signature, Date
Printed Name	Printed Name Stephen Eldridge (Member)
Address:	Address 4616 Highway 242W
City, State, Zip Code	City, State, Zip Code Lexa, AR. 72355

Total Cost: \_\_\_\_\_

The Renter agrees to Rent 242 Event Center: Date:  
Time: