

Rental Agreement

EFFECTIVE DATE: ___/___/___

("Owner") Lance Blair, Washington Ave. Event Center

("Lessee") [REDACTED] Together known as the "Parties"

PURPOSE: The Lessee desires to rent Washington Ave. Event Center for purposes of beginning at [REDACTED] on [REDACTED] and ending at [REDACTED] on [REDACTED] and Owner agrees to rent the Hall to Lessee for said purposes. As such, the Parties now desire to enter into this Agreement to define their relationship pursuant to the terms and conditions below.

AGREEMENT: Now, therefore, it is agreed as follows: (Please initial each provision to indicate Lessee has read, understands and agrees with each provision)

1) HALL. Washington Ave. Event Center is located at 2807 W. Washington Ave., Yakima WA 98903, and consists of approximately 3400 sq ft, which includes restrooms, stage area, kitchen, tables and chairs and the outdoor parking lots. (the "Hall")

2) DECORATION. All proposed decorations for the Event shall be provided, installed, and removed by Lessee, and at the expense of, Lessee unless otherwise agreed upon and noted. Lessee shall have all decorations removed from the Hall within 60 minutes of completion of the Event, unless otherwise agreed upon and noted. Lessee shall not be permitted to use any confetti, glitter, birdseed, rice, tacks, duct tape or allow any penetration of any walls, ceilings or floors. Any decorations left at the Hall after the Event shall become the property of the Hall and Owner may dispose of them at his discretion and at Lessee expense.

3) CLEAN UP. Hall must be returned in the same condition as received. Chairs/Tables must be returned to their original position in racks as prescribed on racks. All trash must be placed in trash bags and deposited in dumpster. Floors must be swept & spills mop cleaned. Do not mop floors. All counters must be wiped free of any debris & restrooms shall be free of any waste and in good working order. All cleaning is subject to the approval of the Owner and must be completed within 60 minutes of end of event unless otherwise agreed upon and noted. Failure to meet these conditions will result in forfeiture of commensurate portion of deposit.

4) ACCESS. Access to the Hall shall be granted the day of the Event during the times listed above.

5) RENTAL PRICE. The Lease Price for use of the Hall by Lessee shall be as follows:

Friday for event for \$90/hour. Available only after 6:00 p.m.

Friday for decorating \$100. Available only after 6:00 p.m.

Saturday- \$1000 for the event.

6) PAYMENT TERMS. Lessee shall pay an initial payment of \$300.00 (Damage Deposit) for a Full Day Event to secure date contemporaneous with the Effective Date hereof. Rental balance shall be due in full at least thirty (30) days prior to the Event Term. Damage Deposit will be returned within five business (5) days after the Hall has been reviewed by Owner after Event.

7) Date Change: All date changes must be received at least sixty (60) days prior to the Event Term in order for Lessee to receive a 50% deposit refund; if any date change is received less than sixty (60) days prior to the Event Term Lessee shall receive a refund of 0% of the payment(s), unless otherwise agreed upon by Owner.

8) SECURITY. Lessee is responsible for supplying their own security officers at their own cost. If alcohol is served pursuant to Section 9 below, there must be one security officer per each 100 guests present during the Event. Security officers shall act in the best interest of the Hall, including dispatching the authorities as necessary.

9) ALCOHOL. If Lessee will be serving alcohol of any type at the Event, Lessee shall obtain a private engagement liquor permit, which can be obtained at any Washington State liquor store, a true and correct copy of said permit must be provided to Owner prior the Event Term. Permit must be placed in the kitchen of Hall the day of Event.

10) DAMAGE AND REPAIR. Lessee agrees that should there be any damage to the Hall as a result of the actions, intentional, negligent, or accidental of Lessee, Lessee's agents or of any of Lessee's guests, or as a result of Lessee's use of the Hall, Lessee shall be liable to Owner for said damages and all related costs and expenses. Lessee agrees to pay for any and all repairs necessary to repair said damage(s) as performed by a licensed professional of Owner's choosing.

11) INDEMNIFICATION. Lessee expressly acknowledges and agrees to defend, indemnify and hold Owner harmless from any and all liabilities, damages or any claims whatsoever, or to seek any other relief from Owner relating to, in any way, or arising from Lessee's rental and/or use of the Hall. Owner shall not be liable for any accidents or injuries within the Hall and is not responsible for any stolen or lost articles.

12) USE OF HALL. Lessee expressly agrees that it is only permitted to use the Hall for the purpose stated above and that in no event shall Lessee use, or allow any agent or guest to use, the Hall for any illegal purpose or perform, or allow any agent or guest to perform, any illegal act or possess any illegal substance at the Hall. Music volume must be kept at an acceptable level as determined by our sound level monitor.

13) INSURANCE. Lessee is not covered under Owners insurance policy. Lessee has been advised on obtaining their own liability coverage as they see fit or as necessary.

14) ATTORNEY'S FEES. In the event of any dispute arising out of or relating to this Agreement, whether suit or other proceeding is commenced or not, and whether in mediation, arbitration, at trial, on appeal, in administrative proceedings, the prevailing party shall be entitled to its costs, including expert witness fees, and expenses incurred, including reasonable attorney's fees.

15) MODIFICATION. This Agreement may only be amended or modified by a written agreement of the Parties to this Agreement or their legal successor or assigns.

16) GOVERNING LAW. This Agreement shall be construed and enforced in accordance with the laws of the State of Washington.

17) ENTIRE AGREEMENT. This Agreement constitutes the entire agreement of the Parties and supersedes all prior agreements or understandings between the Parties with respect to the subject

matter hereof, whether verbal or in writing. IN WITNESS WHEREOF, each of the Parties hereto has caused this Agreement to be executed by its duly authorized representatives to be effective as of the Effective Date. Owner: Lance Blair

Lessee: Print name _____

Signature _____

Address _____

Phone Numb