

# *The Collective Room*

## *Rental Agreement*

The Renter shall pay to the Owner the sum of All Payments no later than 1 week before the commencement of the rental period. ALL PAYMENTS ARE NON- REFUNDABLE

SECURITY DEPOSIT REQUIRED Of this amount, \$200.00\_ is for damages/security depository which will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates.

The Renter shall have access and use of the venue from their assigned timeframe. Over usage will result a \$50.00 Charge for each additional 30 minutes

Renter shall tender to Owner the rental fee balance due, and all keys and other access control devices in his/her possession.

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

Renter shall place all tables and chairs neatly into the storage room.

Renter shall not use any other items from the storage room without permission.

Upon Renter's completion of his/her obligations under above, the Owner shall return to Renter the security depository 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.

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 100% per year until its paid. Renter shall also be liable to the owner for any legal fees, court costs, and other expenses associated with collection.

Renter will be liable for any physical damages and 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.

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

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

## Rules

NO ALCOHOL SALES ARE ALLOWED

DO NOT POUR FOOD DOWN THE BAR SINK

DO NOT PUT DECORATIONS ON THE WALLS

NO CONFETTI BALLOONS

NO STANDING ON CHAIRS, TABLES, BAR OR WALL BENCH

RETURN ALL REMOTES TO TV, WALL LIGHTS AND DISCO LIGHT

KEEP KEY LOCATED IN THE LOCK BOX AT ALL TIME

REMOVE ALL TRASH FROM BATHROOMS AND BAR AREA

PLACE ALL TABLES AND CHAIRS NEATLY IN THE STORAGE ROOM

KEEP TEMPTURE SET AT 70

NO SMOKING ALLOWED INDOORS

SWEEP AND MOP ALL AREAS AS NEEDING