

Myers' 5 East Rental Agreement

This contract for the rental of a Myers' 5 East, located at 5 East Franklin St., Greencastle, IN, is made this day, ___/___/____, by and between 5 East LLC, 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 5 East Franklin St. and known as Myers' 5 East, 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:

1. The Renter shall pay to the Owner the sum of \$_____ no later than ___/___/____ (recommended: 30 days before the commencement of the rental period). This is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts.
2. The Renter shall have access to and use of the venue from _____ on ___/___/____ to _____ on ___/___/____ for the purpose of hosting the Renter's _____ event. Any time that is over the discussed allowance will be assigned an additional \$10 per hour fee for overrun time, beginning at the half hour mark.
3. Shall any damages or excessive waste/cleaning be incurred at the end of the rental a fee of \$25 (minimum) or 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.
4. 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 10% per week until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated with collection.
5. Within 24 hours of the rental period's expiration, Renter shall tender to Owner the rental fee balance due, and all keys and other access control devices in his/her possession.
6. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Except when agreed upon prior to rental.
7. Renter may **NOT** under any circumstance bring alcohol into the rental space. All alcohol purchases must be made from Owner. Owner has the right to refuse the sale or service of alcohol to any Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period
8. Renter may bring in food already prepared for the renters event. No access will be allowed to the kitchen area of the rental space for food preparation or storage. Renter may use electrical outlets in main rental area for warmers and/or food warming equipment.

9. 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.

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

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

Both parties whose signatures appear below hereby warrant that they are fully authorized and entitled to enter into this agreement, and do so agree on the dates written below by affixing their signatures below.

_____	_____
Renter's Signature, date	Owner's Signature, date
_____	_____
Printed Name	Printed Name
_____	_____
Address	5 East Franklin St. Address
_____	_____
City, ST, ZIP	Greencastle, IN 46135 City, ST, ZIP
_____	_____
Phone	