



L.J Event Center Rental Agreement

This Agreement is made by and between **Joshua Tata/LJ Event Center**, hereinafter referred to as the "Landlord," and the **Renter (Vanessa)**, hereinafter referred to as the "Renter."

Rental Space: 2800 sqft

Event Date: 1/31/2026 – 3:00 PM to 7:00 PM – Baby Shower

The Landlord agrees to rent the following space to the Renter for the specified event:
Main Hall, parking area, and Outdoor Patio.

Basic Package = **\$100/hr.**

Cleaning: **\$0 → (NOTE: Cleanup after yourself)**

Security Deposit = **\$300**

Security Guard = **\$25/hr. (Required if alcohol consumption)**

Tax 8.25% = \$

Amount Due Before Event Date = \$

OPTIONAL (Upon Request)

- Additional time: \$100/hour

Payment Terms:

The Renter agrees to pay the amount due as follows.

- Booking Fee: **\$250** due upon signing this agreement.
- Security Deposit of **\$300** is due **48 hours** before the event date (**refundable upon event completion and meeting the terms of this agreement**).
- If the venue is left excessively messy, resulting in cleaning costs exceeding the fee you paid, your security deposit will be forfeited.
- Final Payment is due **48 hours** before the event date.

Cancellation Policy:

The initial payment will be non-refundable. The renter may request to reschedule their event to a later date based on availability and approved by the landlord not less than **2 weeks** to the event date.

Decorations:

The renter is allowed to provide their decoration or enhance the decoration provided by LJ Event Center.

Use of Space:

The Renter agrees to use the rented space exclusively for the event described in the registration form. Any additional use of the space requires prior written consent from the Landlord.

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LJ EVENT CENTER LLC
at 726-256-3130



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Security Deposit:

The security deposit will be held by the Landlord and will be returned to the Renter within **48 hours** after the event, provided that no damage or excessive cleaning is required.

Liability:

The Renter is responsible for any damage caused to the rented space during the event. The Renter may also carry event liability insurance.

Indemnification:

The Renter agrees to indemnify and hold the Landlord harmless from any claims, damages, or liabilities arising out of the Renter's use of the event center.

Insurance:

The Renter may obtain event liability insurance for the event, naming the Landlord as an additional insured party.

Termination:

The Landlord reserves the right to terminate this agreement and evict the Renter in case of any violation of this agreement.

Governing Law:

This Agreement shall be governed by and construed in accordance with the laws of Texas.

Entire Agreement:

This Agreement contains the entire understanding of the parties concerning the event center rental and supersedes all prior agreements and understandings.

Registration:

The Renter is required to fill in the registration form provided.

Renter

Joshua Tata

12/22/2025

Date