

## PRIVATE EVENT SPACE RENTAL AGREEMENT

Naked Iguana Brewery  
1828 Strand St, Galveston, TX 77550  
Phone: (409) 295-4008 | Email: iggy@nakediguanabrewery.com

This Rental Agreement ("Agreement") is entered into on **XXX**, by and between:

**\*\*Owner / Venue\*\***: Naked Iguana Brewery ("Owner" or "Brewery"), an independent craft brewery located at the above address, and **XXX**.

**\*\*Renter / Client\*\***: **XXX**, with contact phone **XXX** and email **XXX** ("Renter").

### **\*\*1. Event Details\*\***

- Event Type/Description: **XXX**
- Event Date: **XXX**
- Event Space:  Taproom (approx. 1,500 sq ft, seats up to 90 indoors, 2 bathrooms)  
 Beer Garden (approx. 1,500 sq ft, seats up to 88 indoors, 2 unisex bathrooms)
- Rental Time: Start **XXX** to End **XXX PM** (up to **4**) hours, including setup/cleanup if applicable)
- Estimated Number of Guests: **XXX** (maximum occupancy subject to fire code and venue rules)
- Catering/Food:  Yes (catering available through Brewery arrangements)  No (outside food permitted; bring your own or from nearby options like Coastal Grill)
- Other Requests (e.g., AV, special setup): [DETAILS]

### **\*\*2. Rental Fee & Payment\*\***

- Rental Fee: \$**XXX** (based on current rates — confirm exact quote)
- Security/Damage Deposit: \$500 (refundable if no damage or excessive cleanup required)
- Payment Schedule:
  - 50% **non-refundable** deposit due upon signing to reserve date: \$**XXX** due by **XXX**
  - Balance + damage deposit due [14 days prior to event]: \$**XXX** + \$500 Refundable Damage Deposit – two separate checks please]
- Payment Method: Cash or Check payable to Naked Iguana Brewery  
Late payments may result in cancellation without refund of deposit.

### **\*\*3. Use of Premises\*\***

- The Renter shall use the space solely for the described private event and no other purpose.
- The Brewery remains open for normal business unless full private rental excludes public access.
- Alcohol: All alcoholic beverages (beer, seltzers, wine, canned cocktails, etc.) must be purchased from and served by Brewery staff/bartenders. No outside alcohol permitted (Texas alcohol laws apply; Brewery holds required TABC permits).
- Food: Outside food is generally permitted (BYOF, potluck, delivery); catering available upon request.
- Setup/Decor: Renter may decorate subject to prior approval. No nails, tape, or adhesives that damage surfaces. No open flames, candles, fireworks.
- Cleanliness: Renter responsible for returning space in original condition (or pay for extra cleaning).  
Trash removal per Brewery instructions.

**\*\*4. Rules & Policies\*\***

- Family- and pet-friendly venue: Well-behaved children and pets allowed; Renter supervises.
- No illegal activities, drugs, illicit substances of any type, weapons, excessive noise after hours, or disruptive or violent behavior. Violations will result in immediate termination of event without refund.
- Smoking/vaping: Prohibited indoors; permitted at designated areas outdoors.
- Capacity & Safety: Renter must not exceed posted/approved occupancy. Follow all fire codes and staff instructions.
- Bar service to follow TABC compliance and responsible service policies.
- Music/Entertainment: Amplified sound subject to volume limits and local ordinances.
- Liability: Renter assumes full responsibility for guests' conduct and damages.

**\*\*5. Liability & Indemnification\*\***

Renter agrees to indemnify, defend, and hold harmless Naked Iguana Brewery, its owners (including Richard and Tracy Rennison), employees, agents, and affiliates from any claims, damages, losses, or liabilities arising from Renter's event, guests, or use of the premises (including alcohol consumption). Liability insurance may be required of Renter for certain events.

**\*\*6. Cancellation & Termination\*\***

- Cancellation by Renter: Deposit non-refundable. Balance refundable if notice given [e.g., 30 days] prior; reduced refunds for shorter notice.
- Cancellation by Brewery: For cause (e.g., weather, emergencies) — full refund.
- Force Majeure: Neither party liable for delays/cancellations due to acts of God, government orders, etc.

**\*\*7. Governing Law\*\***

This Agreement governed by Texas law. Venue for disputes: Galveston County, Texas.

**\*\*8. Entire Agreement\*\***

This document constitutes the full agreement. Amendments must be in writing and signed by both parties.

**\*\*Signatures\*\***

Owner / Authorized Representative: \_\_\_\_\_ Date: \_\_\_\_\_  
Naked Iguana Brewery

Renter: **XXX** \_\_\_\_\_ Date: **XXX**  
[Printed Name]

Again, reach out to [iggy@nakediguanabrewery.com](mailto:iggy@nakediguanabrewery.com) with your event details for their official process and contract! Cheers! 🍻

**PRIVATE EVENT SPACE**

**RENTAL RATES**

Naked Iguana Brewery

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Phone: (409) 295-4008 | Email: [iggy@nakediguanabrewery.com](mailto:iggy@nakediguanabrewery.com)

**Taproom (Minimum rental [4] hours. Rental period includes setup/cleanup if applicable. Additional time must be reserved if needed.) (11 a.m. – 11 p.m.):**

Mon-Thurs \$1,900

Fri-Sun \$3,100

**Beer Garden (Minimum rental [4] hours. Rental period includes setup/cleanup if applicable. Additional time must be reserved if needed.) (11 a.m. – 11 p.m.):**

Mon-Thurs \$650 {Fee Waived w/Minimum Bar Tab (\$650) – drinks purchased on-site, single tab +20% gratuity, 50% deposit required upon signing to reserve date}

Fri-Sun \$1,900