

Payment: Cash, CK, CC, V, PP

Rental Payment: \_\_\_\_\_

Key: A, B, C, D

Pick Up: \_\_\_\_\_ Return: \_\_\_\_\_

**The Bridge of Storm Lake**  
**Building Use Agreement and Release of Liability**

The Bridge of Storm Lake  
529 Seneca St, Storm Lake, IA 50588  
712-213-0195  
[office@thebridgeofstormlake.com](mailto:office@thebridgeofstormlake.com)

This Building Use Agreement and Release of Liability ("Agreement") is entered into between The Bridge of Storm Lake ("The Bridge") and the Renter identified paragraph 1 below ("Renter"). Renter desires to access and use certain space in the Bridge's building on the date and times specified below. The Bridge and Renter agree as follows:

1. Renter: \_\_\_\_\_ (Name)  
\_\_\_\_\_ (Business name)  
\_\_\_\_\_ (Street Address)  
\_\_\_\_\_ (City/State/ZIP Code)  
\_\_\_\_\_ (Phone Number)  
\_\_\_\_\_ (Email Address)
2. Building Space: Renter may temporarily access and use The Bridge's Endless Sea Café space, which includes the main floor café, kitchen, loft and restrooms (the "Space") pursuant to the terms of this Agreement, during this specific date and limited time period identified in subparts a. and b. below.
  - a. Date: \_\_\_\_\_
  - b. Time period: \_\_\_\_\_ to \_\_\_\_\_
3. Maximum Occupancy: The total number of people present in the Space at any time during the Usage Term **shall not exceed fifty (50) people** per firecode. Renter is responsible for ensuring compliance with all applicable fire and safety regulations.
4. Usage Fee and Damage Deposit:
  - a. Usage Fee: \$150.00. (The market value for access to and use of the Space is \$150)
  - b. Damage Deposit: \$100.00. The Damage Deposit may be used by The Bridge to pay part or all of the cost of any damages incurred by The Renter consistent with the terms of part 5. below. The Damage Deposit will be returned to Renter within two weeks of the Usage Term, without any interest, and less any set off for damages.

5. Renter agrees to pay all costs incurred by The Bridge for repair, replacement, cleaning, or other expenses resulting from the following during the Usage Term:
  - a. Damage: If Renter or anyone entering the Space during the Usage Term causes damage to the Space or any other property belonging to The Bridge, whether accidental or intentional.
  - b. Unauthorized Use or Removal of Property: Renter or anyone entering the Space takes, consumes, uses without permission, damages, destroys, or fails to return any property belonging to The Bridge, including inventory, supplies, equipment, merchandise, food, beverages, disposable dishware, utensils, or other items.
  - c. Failure to Clean: Renter fails to adequately clean the Space, return it to its original condition, or follow the Building Use Procedures and Checklist attached. In such cases, a cleaning fee of Seventy-Five Dollars (\$75.00) will be charged. The fee may be deducted from the Damage Deposit. If the Damage Deposit does not cover the full amount, Renter must pay the remaining balance within fourteen (14) days after receiving written notice from The Bridge.
6. Cancellation Policy
  - a. If cancellation is received twenty-one (21) days prior to the scheduled Usage Term, The Bridge will refund Usage Fee and Damage Deposit in full.
  - b. If cancellation is received less than twenty-one (21) days prior to the scheduled Usage Term, the Usage Fee shall be non-refundable. The Damage Deposit shall be refunded in full.
7. Violations and Additional Charges
  - a. Violation Fees: In addition to any other amounts owed under this Agreement, Renter agrees to pay a **Five Hundred Dollar (\$500.00) violation fee for each occurrence** of the following:
    - i. Possessing, serving, consuming, or distributing alcohol on The Bridge property;
    - ii. Possessing or using tobacco products, vaping products, illegal drugs, or firearms on The Bridge property; or
    - iii. Exceeding the maximum occupancy limit of fifty (50) persons in the Space at any time during the Usage Term.
    - iv. Payment of Fees: The Bridge may deduct violation fees from the Damage Deposit. If the Damage Deposit is insufficient, Renter must pay the remaining balance within thirty (30) days after receiving written notice from The Bridge.
    - v. Lost or Damaged Key: A fee of **Fifty Dollars (\$50.00)** will be charged for any lost, stolen, unreturned, or damaged key.
8. Renter's Obligations. Renter agrees as follows:
  - a. Renter will follow all policies and procedures as stated in the Building Use Procedures and Checklist. Renter will follow all reasonable policies, procedures and requests provided both written and verbally by The Bridge staff.
  - b. Renter will ensure that Renter, its guests and other people who enter the Space during the Usage Term **will not access any other parts of The Bridge property** except the Space.
  - c. Renter acknowledges that **The Bridge is a drug-free, tobacco-free, alcohol-free property and is a gun-free zone.** Renter will not allow any people associated with

or invited to the Space by Renter, including Renter, to possess drugs, alcohol, tobacco or firearms in the Space or anywhere on The Bridge property.

- d. Renter may use the trash bags, mop, and brooms provided by The Bridge for cleanup. Renter may not use, consume, distribute, remove, or take any other property or supplies belonging to The Bridge, including food, beverages, merchandise, office supplies, disposable items, cleaning supplies, or other inventory, unless The Bridge gives prior written permission.
- e. Renter understands that The Bridge may decline or cancel a reservation if the proposed use of the Space conflicts with The Bridge's mission, programs, policies, operations, or the safety and well-being of its staff, volunteers, participants, or guests.

9. Release of Liability

- a. Renter understands and accepts the risks of using the Space and is responsible for any injuries, losses, or damages involving the Renter or their guests. Renter releases The Bridge from liability for such claims and agrees to protect and reimburse The Bridge for any claims, damages, costs, or legal fees resulting from the use of the Space or other Bridge property.

10. Renter acknowledges that they are signing this Agreement voluntarily, have had a reasonable opportunity to review it, and may have legal counsel review it before signing if desired. If Renter is an entity, the person who signs this Agreement for Renter represents and warrants that he or she is duly authorized to enter into this Agreement on behalf of Renter.

The above terms are hereby agreed to.

THE BRIDGE OF STORM LAKE

\_\_\_\_\_ (signature)

\_\_\_\_\_ (print name)

\_\_\_\_\_ (title)

RENTER

\_\_\_\_\_ (signature)

\_\_\_\_\_ (print name)

\_\_\_\_\_ (title, if signing on behalf of an entity)

Payment methods accepted: Cash, Check, Card, Venmo, and Paypal;  
Paypal: The Bridge of Storm Lake

Venmo: TheBridgeof-StormLake