

PRIVATE EVENT RENTAL AGREEMENT

This Private Event Rental Agreement ("Agreement") is entered into between **BWS Enterprises, LLC d/b/a Liquid Lounge** ("BWSE") and the individual or organization identified on the Event Reservation Form ("Renter"). This Agreement establishes the terms and conditions for the rental and use of BWSE event venues.

1. VENUE OPTIONS. The Renter may reserve Liquid Lounge located at 609 E. Pine Street, Tulsa, OK 74106.

2. AUTHORIZED REPRESENTATIVE. The authorized representative for BWSE is *BWSE CEO*, Guy Troupe (Troupe).

3. RENTAL FEES. Rental fees vary depending on: (a) venue selected, (b) date, (c) time, (d) event duration, (e) number of guests, (f) equipment requested, (g) staffing requirements. Pricing will be provided via email.

3. BOOKING REQUESTS. All private event requests must be submitted via email to: info@bwsll.com. A reservation is not confirmed until: (a) availability has been confirmed by BWSE, (b) a completed Event Reservation Form has been received, (c) the renter agrees to the total booking rate quote, and (d) this Agreement has been signed by both parties.

4. RENTAL PERIOD. The rental period includes: (a) event setup, (b) guest arrival, (c) event duration, (d) cleanup, and (e) departure. Additional time requested beyond the agreed rental period may be billed at an agreed upon applicable hourly rate.

5. DEPOSIT. A non-refundable \$100 reservation deposit is required to secure the event date. The remaining balance is due no later than the date specified in an invoice created by BWSE. Failure to make timely payment may result in event cancellation.

6. CANCELLATION POLICY. All cancellations must be submitted in writing. If BWSE cancels an event due to circumstances beyond its control, any refundable payments made by the Renter will be returned. Deposits are non-refundable.

7. EVENT USE. The venue may only be used for the purpose described in the reservation request. The following activities are prohibited unless expressly approved by BWSE: (a) illegal activities, (b) gambling, (c) possession or use of drugs, (d) smoking or vaping inside the facility, (e) activities that damage the property, (f) excessive noise beyond city ordinances, and (g) open flames (except approved candles). BWSE reserves the right to immediately terminate any event violating this Agreement without refund.

8. OCCUPANCY. The Renter agrees not to exceed the maximum occupancy established for the venue. BWSE reserves the right to limit attendance to comply with applicable fire and safety regulations.

9. ALCOHOL. If alcoholic beverages are served: (a) the Renter is solely responsible for complying with all applicable Oklahoma laws; (b) any required permits or licensed bartenders must be obtained by the Renter unless otherwise arranged through BWSE; (c) no alcohol may be sold without proper licensing and prior written approval.

10. DECORATIONS. Decorations are permitted provided they do not damage the property. The following are prohibited unless approved: nails, staples, screws, confetti, glitter, permanent adhesives, smoke or fog machines, and pyrotechnics. The Renter is responsible for any repair costs resulting from decorations.

11. CLEANING. The venue must be returned in substantially the same condition in which it was received. The Renter agrees to: (a) remove decorations, (b) dispose of trash properly, (c) remove personal belongings, and (d) return furniture to its original placement (unless otherwise instructed). Additional cleaning fees may be assessed if excessive cleaning is required.

12. DAMAGE. The Renter accepts responsibility for any damage caused by guests, vendors, contractors, employees, and invitees. Repair or replacement costs will be billed to the Renter.

13. OUTSIDE VENDORS. Outside vendors are permitted with prior approval by BWSE. Vendors may be required to provide proof of insurance. BWSE is not responsible for the performance of outside vendors.

14. LIABILITY. The Renter assumes full responsibility for the conduct and safety of all guests attending the event. BWSE, its officers, employees, agents, and representatives shall not be liable for: personal injury, theft, lost property, damage to personal property, and accidents occurring during the event except where caused by the gross negligence or willful misconduct of BWSE.

15. INDEMNIFICATION. The Renter agrees to defend, indemnify, and hold harmless BWSE its officers, employees, and agents from claims, damages, liabilities, costs, and attorney's fees arising from the Renter's use of the venue, except to the extent caused by the negligence or intentional misconduct of BWSE.

16. INSURANCE. For certain events, BWSE may require the Renter to obtain general liability insurance naming BWSE as the additional insured party.

17. FORCE MAJEURE. Neither party shall be liable for failure to perform due to circumstances beyond reasonable control, including but not limited to fire, flood, severe weather, government orders, public emergencies, utility outages, and acts of God.

18. RIGHT TO REFUSE OR TERMINATE. BWSE reserves the right to: (a) refuse any reservation, (b) end an event that poses a safety risk, (c) end an event involving illegal activity, (d) end an event that violates this Agreement. Termination under these circumstances may occur without refund.

19. GOVERNING LAW. This Agreement shall be governed by the laws of the State of Oklahoma. Any legal action shall be brought in Tulsa County, Oklahoma.

20. POLITICAL EVENTS PROHIBITED. BWSE is neutral on political matters. The Venue shall not be rented or available for fundraisers, rallies, campaign activities, speeches, or any function that promotes, endorses, opposes, or advances a political party, candidate, elected official, ballot initiative, referendum, legislative proposal, or political agenda at any level of government, including local, state, or federal. BWSE may determine whether an event violates this policy and may deny or cancel reservations. If an event is misrepresented or its purpose changes to include prohibited political activities, BWSE may terminate the event without refund, and the Renter remains responsible for fees, damages, and obligations.

21. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties and supersedes all prior discussions or agreements. Any modifications must be made in writing and signed by both parties.

22. ACKNOWLEDGMENT. By signing below, the parties acknowledge they have read, understood, and agree to the terms and conditions contained in this Agreement.

Printed Name	Organization (if applicable)
Email Address	Cell Phone
Signature	Date

Guy Troupe, BWSE CEO, Signature	Date
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EVENT NOTES

SEE INVOICE ATTACHED