**VenYou201**

201 Redwood Ave, Niceville, FL 32578

***Niceville’s event and meeting place.***

**Booking Fees:** Half Day Full Day 2 Hr

Friday/Saturday/Sunday $250 $500 $125

Monday – Thursday $150 $300 $75

**Other Fees:**

Damage deposit: $100 or ½ rental fee whichever is greater

Projector deposit: $100

Tablecloth rental: $40 (includes all 12 round/4 rectangle, black or white)

Cleaning fee: $125 (can self-clean if 2 Hrs or less)

Returned check fee: $30

**EVENT HOURS:** 7 am – 9 pm Sun-Thurs

 7 am – 11 pm Fri & Sat

**VENYOU201 FEATURES:**

Capacity maximum of 100 with 80 matching chairs

12 round and 4 rectangle tables (rental tablecloths available)

Free Wifi, Bluetooth capable sound system and microphones

Caterer’s prep/serving area

Portable podium

Projector (additional deposit) and electric screen available

Handicap accessible entrance, bathroom, and parking

**Key Details:**

- Damage deposit can be paid by cash or check separate from the other fees. If damage occurs, manager will determine cost for repairs or excessive cleaning to be withheld from the deposit.

- One-half the total booking fee, deposits and cleaning fee are due at time of booking. The balance is due one month prior to the event. If not received, the reservation will be relinquished.

- We realize that cancellations are sometimes necessary. Therefore, we are happy to refund your money with a written notice at least 10 days prior to your event. Without a 10-day notice, one-half of your reservation fee will be forfeited.



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| **CONTACT**PHONE:850-280-4420WEBSITE:Venyou201.comEMAIL:venyou201@gmail.comAll revenues supportCALM House Organizationa non-profit 501(c)3  |  |

**Rental Contract – VenYou201**

Door Code

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Contact Person in charge of event: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 To be called “Client” in the following paragraphs

Organization: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 To be called “Client” in the following paragraphs

Phone # \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of Event \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Type of Event:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Time of Event: from \_\_\_\_\_\_\_\_\_\_ to \_\_\_\_\_\_\_\_\_\_\_

Set up time: \_\_\_\_\_\_\_\_\_ Breakdown time: \_\_\_\_\_\_\_\_\_ (typically one hour prior/one hour after)

Expected attendance: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Reservation Fee $\_\_\_\_\_\_\_\_\_\_ Security Deposit $\_\_\_\_\_\_\_\_\_\_ Projector Deposit $\_\_\_\_\_\_\_\_\_\_

Cleaning fee $\_\_\_\_\_\_\_\_\_ Tablecloth rental $

AND Final Payment Due $\_\_\_\_\_\_\_\_\_\_\_ (30 days prior to event)

Catering service you will use: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Caterer’s phone number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**REGULATIONS**

1. Use of VenYou201 is by reservation only. Reservations must be made by contacting the manager at 850-280-4420 or venyou201@gmail.com. A reservation can be made up to twelve months in advance. Reservations will only be binding with completed paperwork and required deposit(s). The damage deposit and a minimum one half of the rental fee must be paid to hold a reservation. The balance and cleaning fee must be paid at least 30 days prior to the event. VenYou201 reserves the right to adjust fees at any time prior to execution of contract. Evidence of insurance coverage may be required in some instances.
2. The Client shall and will indemnify and hold harmless the CALM Organization, Inc., VenYou201, its officers, agents, and employees against any loss, damage and/or liability that may be suffered, caused by, arising out of, or in any way connected with the use by the Client of the premises, or any part thereof, or the exercise of the regulations, or provisions granted herein. If the client intends to serve alcohol, proof of liability insurance must be provided naming CALM Organization, Inc. as additional insured.
3. The Client shall not damage, or allow to be damaged, the said premises or any fixture, or personal property located herein; in the event of any damage thereto, the Client shall promptly restore the premises or property to its original state, either by repair or payment to VenYou201 for damages. Any missing property, or furnishings such as, but not limited to, equipment, furniture, and sound system, incidental to a rental will be replaced or paid for by the Client to the satisfaction of VenYou201.
4. The client shall not tape or drive any nails, tacks, pins, or any other objects on or into the floors, walls, ceiling, doors, windows, woodwork, or any other parts of said premises, nor change in any manner, nor move any fixtures on said premises. No alteration or change to the premises shall be made. No confetti, rice, glitter or other similar items are allowed. No candles other than battery operated.
5. The Client will promptly remove all decorations, displays, and equipment they have brought in, prior to the end of the reserved time, on the same day of use. Arrangements must be made in advance with suppliers for all equipment, furniture, or supplies to be picked up on the day of the event. A fee will be added for leaving items in the building after reservation time has expired. If agreed upon with the manager, items can be donated to VenYou201 for reuse.
6. NO SMOKING, vaping, drugs, or other controlled substances are allowed inside or anywhere on the premises of VenYou201 or CALM House including the parking lots.
7. NO pets or animals are allowed in VenYou201.
8. No gambling or games of chance are allowed inside or on the premises of VenYou201. This includes bingo, which is governed by a specific state law.
9. The Client must abide by all Federal, State, and local laws, regulations and ordinances. Violation of any of the established policies or regulations will result in ejection from the property and may result in partial or entire loss of security deposit.

Please initial each

\_\_\_\_\_ No decorations shall be attached to the walls, windows, doors, woodwork, ceiling or any

other surface with tape, staples, push pins, nails or any other material. No candles other than

battery operated. (violation will result in partial or complete loss of deposit)

\_\_\_\_\_ Alcoholic beverages are permitted to celebrate the occasion such as wine or champagne.

However, drinking to excess (such as being intoxicated) on property is NOT allowed.

VenYou201 assumes no responsibilities for any accident, on or off the premises, as a result

of alcoholic beverage consumption.

\_\_\_\_\_ NO SMOKING, vaping, drugs, or other controlled substances are allowed inside or

anywhere on the premises of VenYou201, include the parking lot.

\_\_\_\_\_ The Rates & Rules are acknowledged and binding upon acceptance of reservation.

**Lease – VenYou201**

This lease agreement entered into this date between **VenYou201**, Niceville, FL, as LESSOR, and the **Client** signing this lease agreement, for valuable consideration mutually agree as follows:

1. **PROPERTY AND TERMS**

This lease pertains to **VenYou201** and is for the term and rental sum contained in the **Client’s** completed Rental Contract attached hereto and incorporated herein.

1. **HOLD HARMLESS AGREEMENT**

The **Client** shall use reasonable care and make reasonable, diligent efforts to avoid any harm, injury or loss of property to any person using these premises during the term of this lease and agrees to indemnify and hold harmless **VenYou201** from any and all liability, sums and costs, including attorney fees and all other fees incidental to defend any loss or damage the **Client** may suffer as a result of claims, demands, costs or judgments resulting from the **Client’s** use of the premises.

1. **ASSIGNMENT AND SUBLETTING**

**Client** shall not assign, transfer or sublet its rights, title or interest in this lease and the lease property without prior written approval from **VenYou201**.

1. **Capacity of Limitations**

The **Client** shall not exceed the capacity of 100 persons on the lease premises at any time.

1. **COSTS AND EXPENSES**

The **Client** shall pay upon demand all **VenYou201’s** reasonable expenses and costs incurred in enforcing the Client’s obligation under this lease including legal costs, charges and/or expenses, including reasonable attorney’s fees incurred by **VenYou201** in any pre-litigation negotiation, litigation and/or appeal in which the Client causes **VenYou201** to become involved or concerned.

The Client has read the VenYou201 Regulations, clean-up rules and complete contract and hereby acknowledges and agrees to abide by the content of same.

Client’s signature:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PRINT NAME:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lessor – VenYou201 Representative signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PRINT NAME:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Waiver of Liability and Hold Harmless Agreement – VenYou201**

**THIS AGREEMENT** is entered into on this \_\_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_by and between \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(“VenYou201” (and CALM Organization, Inc.)), and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(“Rental Party”).

 \_\_\_\_\_1. In consideration for the temporary use provided by VenYou201, and other good and valuable consideration, “Rental Party” hereby releases, waives, discharges and covenants not to bring or maintain any claim or suit against VenYou201, CALM Organization, Inc, its officers, servants, agents, invitees and/or employees (“Releasees”), for any and all liability, claims, demands, actions and/or causes of action whatsoever arising out of or related in any manner to losses, damages, injuries, including death or dismemberment, that may be sustained by “Rental Party”, or any damage or destruction of “Rental Party’s” property, regardless of whether or not such property is owned, rented or leased by “Rental Party”, and regardless of whether the cause of such damage or injury is the negligence of the Releasees, or otherwise.

 \_\_\_\_\_2. “Rental Party” acknowledges the risks and hazards related to its temporary use of VenYou201’s space(s), including but not limited to the risks specifically noted herein, and hereby elects to voluntarily and knowingly assume full responsibility for any and all risks of loss, property damage and/or personal injury, including death or dismemberment, whether caused by the negligence of Releasees or otherwise, that may be sustained by “Rental Party”, and/or property (whether owned, leased or rented) during the term of temporary use.

 \_\_\_\_\_\_3. “Rental Party” further agrees to indemnify and hold harmless the Releasees from any loss, liability, damage or costs, including court costs and attorney’s fees, that it may incur due to any loss, property damage and/or personal injury, including death or dismemberment, whether caused by the negligence of Releasees or otherwise.

 \_\_\_\_\_4. VenYou201 and “Rental Party” agree that this Agreement shall be governed by and construed in accordance with the laws of the State of Florida and should litigation arise as to any provisions herein, venue shall lie in Okaloosa County, Florida.

 \_\_\_\_\_5. VenYou201 and “Rental Party” agree that in connection with any breach, default, collection or litigation, including appellate proceedings, arising out of this Agreement, the prevailing party shall be entitled to recover reasonable attorney’s fees and costs.

 \_\_\_\_\_6. This Agreement contains the entire agreement of the parties regarding this subject matter and may not be modified except in writing signed by both parties. This Agreement may be executed in counterparts, each of which shall be deemed the original and all of which together constitute but one and the same instrument. A facsimile copy of this Agreement and any signatures thereon shall be considered for all purposes as an original.

 **IN WITNESS WHEREOF** the parties below acknowledge and represent that they each have read and understand the foregoing terms and provisions of this Agreement, sign it freely and voluntarily for full, adequate and complete consideration fully intending to be bound by same.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

“Rental Party” Representative Name, Signature and Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

“VenYou201” Representative Name, Signature and Date