



Family Ties Event Barn, LLC  
N1980 Owen Ave. Neillsville, WI  
Mailing: N9357 Eastridge Dr. Unit 2  
Berlin, WI 54923  
(920) 252-5564 Mel Krause  
familytieseventbarn@gmail.com

## Private Event Rental Agreement

This contract for the rental of Family Ties Event Barn LLC, is made this day, \_\_\_\_/\_\_\_\_/20\_\_\_\_, by and between Family Ties Event Barn LLC hereafter referred to as the "FT", and \_\_\_\_\_, hereafter referred to as the "Client".

**Whereas** the Client desires to temporarily rent, occupy, and make use of the FT's venue/property, located at N1980 Owen Ave. Neillsville, WI 54456 and known as Family Ties Event Barn LLC.

**Whereas**, FT agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated.

**FACILITIES AND SERVICES PROVIDED BY FAMILY TIES EVENT BARN:** FT will provide the facilities and services described in this contract on the date of the event. All other services and arrangements for services shall be the responsibility of the CLIENT and managed through a separate agreement with one of the approved catering services listed in this contract. FT will provide the following:

### Rental use includes:

- 150-year-old Rustic historically decorated upper barn loft (37x84) located on a 210-acre farm surrounded by farmland and woods.
- Seating for 250 people with a mix of round tables, banquet tables, wooden plank tables (no hot items allowed on wooden plank tables) and chairs included.
- Pasture area with wood benches. (held in grass, so please be prepared with proper footwear)
- Handicapped accessible.
- Portable toilets (depending on size of event) plus 1 wheelchair accessible with washing station. (Rustic Bathrooms coming soon)
- Firepit area (weather permitting & available only with staff assistance)
- Designated smoking & vaping area
- 2- Vintage buffets
- Strung café lights throughout the barn
- Built in bar
- Trash removal & Maintenance

### Services:

- Day of coordination by owner, maintaining a timeline and general organization
- Guest parking attendant (depending on the event)
- Set-up and clean-up of event
- Staff to maintain trash removal



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**Features:**

- Historic Barn
- Concrete Silo
- Deck
- Wooden fencing
- Several gardens
- Tall grass outer pasture
- Parking
- Grand wooden arch
- Wagon wheels
- Whisky/wine barrels
- Reclaimed horse drawn spreader
- Night outdoor lighting
- Firepit (weather permitting)
- Farm tractors
- Designated smoking & vaping area
- Yard games
- Antique décor (not to be removed)
- Wooden benches for outdoor events
- Mixture of round, banquette & wooden plank tables
- Chairs
- Built in bar
- 2- Vintage buffets for cake & gifts
- Vintage card box
- Sweetheart table & chairs

**Now, therefore,** the parties agree to the following terms and conditions:

**I. EVENT DESCRIPTION / VENUE/PROPERTY ACCESS:** The Client shall have access to and use of the venue/property from \_\_\_\_\_ to \_\_\_\_\_ o'clock, on \_\_\_\_/\_\_\_\_/20\_\_\_\_. For hosting the Client's \_\_\_\_\_ event. FT staff will be on site to allow access and lock up after the event.

**II. RENTAL COST:** The full rental fee for the use of the venue/property described in Paragraph I above shall be \$\_\_\_\_\_. The balance of the rental fee due, less the non-refundable deposit described below in Paragraph III, shall be payable to the FT upon the expiration of the rental period described in Paragraph I above.

**Rates -**

Private Events – \$500 for 4 hours (additional \$150 per hour afterwards) + 5.5% WI Tax  
Photography Sessions - \$200 for 2 hours

**III. DEPOSIT:** The Client shall pay FT, 50% of the rental rate no later than \_\_\_\_/\_\_\_\_/20\_\_\_\_ (recommended: 30 days before the commencement of the rental period). Of this amount, \$\_\_\_\_\_ is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. The remainder, \$\_\_\_\_\_, is for damages/security deposit which will be returned to the Client upon settlement, minus any charges for actual damages done to the venue by Client or his/her associates.

**IV. EXPIRATION OF RENTAL PERIOD:** By \_\_\_\_/\_\_\_\_/20\_\_\_\_ of the rental period's expiration, Client shall tender to FT the rental fee balance due.



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**V. REMOVAL OF BELONGINGS:** Client shall remove all personal property and other items that were not present in the venue/property when Client took control of it.

**VI. RETURN OF SECURITY DEPOSIT:** Upon Client's completion of his/her obligations under Paragraph IV & V above, the FT shall return to Client the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue/property by Client and/or Client's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue/property during the rental period, whether or not such persons did so with Client's knowledge or consent.

**VII. UNPAID BALANCE FEES:** If the Client fails to pay the balance due within the time agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 2% per month until it is paid. Client shall also be liable to FT for any legal fees, court costs, and other expenses associated with collection.

**VIII. LIABILITY:** Client will be liable for any physical damages, stolen items, legal actions, and/or loss of reputation or business opportunities that FT may incur as a consequence of the actions of Client or any of Client's guests while Client is in control of the venue/property, and shall indemnify and hold harmless the FT against any and all legal actions which may arise from Client's use of the venue.

**IX. DISPUTES:** Any disputes arising under this contract shall be adjudicated in the FT's local jurisdiction.

In witness of their understanding of an agreement to the terms and conditions herein contained, the parties affix their signatures below.

<b>Client's Signature</b>  _____	<b>FT's Signature</b>  _____
<b>Date</b> ____/____/20____	<b>Date</b> ____/____/20____
<b>Printed Name</b>  	<b>Printed Name</b>  Melanie Krause
<b>Address, City, State, Zip</b>  	<b>Mailing Address</b>  N9357 Eastridge Dr. Unit 2, Berlin, WI 54923