

## THE RENTAL STUDIO – EVENT RENTAL AGREEMENT

365 Highway 231, Ozark, Alabama 36360  
Dale County – City of Ozark

### 1. EVENT DETAILS

- **Event Date:** \_\_\_\_\_
- **Type of Event:** \_\_\_\_\_
- **Event Time:** \_\_\_\_\_ to \_\_\_\_\_
- **Expected Attendance (Max 100):** \_\_\_\_\_

### 2. RENTER INFORMATION

- **Renter Name:** \_\_\_\_\_
- **Email:** \_\_\_\_\_
- **Address:** \_\_\_\_\_
- **City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_
- **Cell #:** \_\_\_\_\_
- **Home #:** \_\_\_\_\_
- **Work #:** \_\_\_\_\_
- **Additional Contact:** \_\_\_\_\_
- **Contact Phone:** \_\_\_\_\_

### 3. WHAT'S INCLUDED WITH EVERY BOOKING

Each rental includes access to:

- **2,500 sq. ft. smart venue**
- **70 clear acrylic chairs**
- **10 round event tables**
- **One (1) 12-foot buffet table**
- **10-hour rental period (setup + event + breakdown)**
- **Restroom access**
- **Prep kitchen (warming only)**
- **Smart Market access (pay-per-item)**
- **Standard venue lighting**
- **Guest parking**

Cyber Lab amenities are **not included** unless added as upgrades.

### 4. ALCOHOL POLICY (PRIVATE EVENTS ONLY – NO LICENSED SERVICE)

The Rental Studio **does not hold an alcohol license**. Alcohol may only be present under the following legal conditions:

#### 4.1 Private Event Requirement

Alcohol is permitted **only** if the event is:

- Invitation-only
- Not open to the public
- Not advertised publicly
- Not ticketed
- Not selling drinks or offering alcohol in exchange for money or donations

#### 4.2 BYOB Host-Provided Alcohol

- Alcohol must be supplied **solely by the renter** for invited guests.
- The Rental Studio cannot provide, store, serve, or purchase alcohol.
- No bartenders may sell or distribute alcohol unless they hold their own Alabama ABC license.

#### 4.3 Security Requirement

If alcohol is present:

- Renter must provide **licensed security** for the entire event.
- Security must monitor alcohol compliance and ID checks.

#### 4.4 Prohibited Actions

- No cash bars
- No drink tickets
- No “alcohol included with admission”
- No public events with alcohol
- No minors consuming alcohol
- No serving intoxicated persons

#### 4.5 Violations

Any violation results in:

- Immediate event termination
- Full loss of security deposit
- Possible legal consequences under Alabama ABC law

### 5. FEES

- **Rental Fee:**
  - Weekend: **\$750**
  - Weekday: **\$375**

- **Refundable Security Deposit:** \$150
- **Total Due:** \_\_\_\_\_
- **Amount Paid Today:** \_\_\_\_\_
- **Remaining Balance:** \_\_\_\_\_

## 6. CARD ON FILE & DAMAGE AUTHORIZATION

A valid credit or debit card is required to be kept on file for all rentals.

By signing this agreement, the renter authorizes The Rental Studio to securely store the card information for:

- Security deposit
- Damage charges
- Excessive cleaning fees
- Overtime charges
- Missing Smart Market items
- Cyber Lab or equipment damage
- Any unpaid balances

The renter authorizes The Rental Studio to charge the card on file for any of the above items if discovered during or after the event. Documentation (photos, receipts, or incident reports) will be provided.

This authorization remains valid for **up to 72 hours after the event ends**.

**Cardholder Authorization Signature:** \_\_\_\_\_

**Last 4 Digits of Card:** \_\_\_\_\_

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

## 7. PREMISES ACCEPTANCE

Renter acknowledges the venue has been inspected and is accepted **as-is**.  
Renter agrees to return the venue in clean, safe condition.

## 8. LOCAL REGULATIONS (ALABAMA • DALE COUNTY • OZARK)

### 8.1 Occupancy Limit

- Maximum occupancy is **100 persons**.
- Exceeding this limit violates fire code and results in immediate termination.

### 8.2 Noise & Public Safety

- Events must comply with Ozark's public safety and nuisance standards.
- Excessive noise or disorderly conduct may result in shutdown.

### 8.3 Fire & Safety Code

- No blocking exits.
- No open flames without written approval.
- All decorations must be fire-safe.

### 8.4 Smoking

- Smoking and vaping are prohibited indoors.

## 9. HOUSE RULES

- No illegal substances.
- No smoking indoors.
- No firearms except licensed security.
- Children must be supervised at all times.
- Renter must be **21+** to sign this contract.
- The signer must be present during the event unless approved by staff.
- Event must end at the contracted time.

## 10. CYBER LAB & TECH USAGE POLICY

### 10.1 General Tech Rules

- No tampering with computers, wiring, networking equipment, or smart systems.
- No installing software or accessing restricted systems.
- No food or drinks near computer stations.
- Any damage to equipment is billed to the renter.

### 10.2 Cyber Lab Add-On Amenities (Final Pricing)

Add-ons must be selected at least 24 hours before the event.

- **Party Mode – Full Cyber Pod Access: \$125**  
Grants private access to *all* Cyber Pods for gaming, tournaments, or group play.
- **Private Cyber Suite Add-On: \$50**  
Exclusive access to the enclosed Cyber Suite for private gaming, streaming, or content creation.

## 11. SMART MARKET RETAIL POLICY

### 11.1 Market Rules

- All items must be scanned and paid for before leaving the venue.
- Theft or unpaid items result in:

- Full retail charge
- Loss of security deposit
- Possible legal action

## **11.2 Market Restrictions**

- No tampering with sensors, cameras, or checkout systems.
- No removing market equipment or displays.

## **12. CATERER & VENDOR POLICY**

### **12.1 Vendor Requirements**

All vendors must:

- Provide business name and contact information
- Follow all venue rules
- Carry liability insurance (recommended)
- Use only approved areas for setup

### **12.2 Kitchen Use**

- Prep kitchen is for warming and staging only.
- No frying, grilling, or cooking that produces smoke or grease.
- Caterers must clean all surfaces used.

### **12.3 Vendor Conduct**

- Vendors may not move or unplug venue equipment without permission.
- Vendors are responsible for damage they cause.

## **13. CLEANING, SUPPLIES & DAMAGE**

### **13.1 Required Cleaning by Renter**

- Sweep all rented areas.
- Sweep and mop the kitchen if used.
- Remove all trash and place it in the designated outdoor area.

### **13.2 Supplies Provided by The Rental Studio**

- One (1) trash liner per trash can
- One (1) roll of paper towels in the kitchen
- One (1) roll of paper towels in each bathroom

### **13.3 Supplies Required from Renter**

- Additional trash liners
- Additional paper towels
- Any other cleaning supplies needed

Additional supplies may be purchased from the **Smart Market**.

### 13.4 Failure to Clean

May result in:

- Partial or full loss of the security deposit
- Additional cleaning fees

### 14. CANCELLATION POLICY

- Cancellations within 7 days of the event forfeit the deposit.
- Cancellations more than 7 days out receive a full deposit refund.

### 15. TERMINATION OF CONTRACT

The Rental Studio may cancel the event immediately if:

- Rules are violated
- Illegal activity occurs
- Alcohol is sold or served illegally
- Occupancy exceeds 100
- Safety is compromised

No refunds will be issued in these cases.

### 16. REQUIRED INITIALS

\_\_\_\_\_ I understand the Private Event BYOB Alcohol Policy.

\_\_\_\_\_ I understand the occupancy limit of 100.

\_\_\_\_\_ I understand Cyber Lab & Smart Market rules.

\_\_\_\_\_ I understand Vendor/Caterer rules.

\_\_\_\_\_ I understand the Cleaning & Supply Policy.

\_\_\_\_\_ I agree to all terms of this contract.

### 17. SIGNATURES

**Renter Signature:** \_\_\_\_\_

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

**The Rental Studio Representative:** \_\_\_\_\_

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

**Venue Address:**

365 Highway 231, Ozark, Alabama 36360