

## MERIDIAN RIDING CLUB RENTAL AGREEMENT

Meridian Riding Club, a Washington non-profit corporation, located at 11202 119<sup>th</sup> St E., Puyallup, WA 98374 hereby agrees to rent the Clubhouse Building to \_\_\_\_\_, on \_\_\_\_\_, upon the following terms and conditions:

### **Rental Rates are as follows -**

- A. \$100.00 per day for members/\$200.00 per day non-members, payable in advance.  
Note: Weddings are a 3 day minimum.**
- B. \$40.00 for early set-up the evening before Rental date from 6pm- 9pm depending on availability, payable in advance.**
- C. \$400.00 per day for arena (tractor usage is additional cost of \$50.00) , payable in advance.**

**Security Deposit:** Renter shall pay a Security deposit prior to rental and usage of clubhouse and grounds. **A non-refundable Holding deposit of \$100.00, and a Damage/Cleaning refundable deposit of \$200.00** which shall be returned after an officer or caretaker has visually inspected the premises to ensure there is no damage. Any actions resulting in damages from Renter and guests will result in loss of refundable deposit and may incur additional funds being charged after further inspection.

**Lawful use:** Renter agrees that he/she will not engage or allow any others on the premises to engage in any illegal and unlawful activity. Renter agrees that if any alcoholic beverages are to be served during this rental period; any Liquor Licenses will be obtained and a copy of the Valid Liquor Licenses will be posted at the premises during the rental period.

**Insurance:** Renter will obtain insurance to cover liability for any personal property damage that occurs during the rental period, naming Meridian Riding Club as Additional Insured/Owner of the Premises. Proof of such insurance shall be attached to this rental agreement, prior to rental period. Meridian Riding Club shall not be liable for any damage or injury to Renter or Guests, or any other such person, or to any property, occurring on the premises, any part thereof, unless such damage is the proximate result of the negligence or unlawful act of the Meridian Riding Club. Renter agrees to hold Meridian Riding Club harmless from any claims for damages no matter how caused, except for injury or damages for which Meridian Riding Club is legally responsible.

**Premises:** This rental agreement pertains to the clubhouse and the use of the adjacent parking areas. Arena usage is limited to Club Members only, unless Arena is rented at agreed daily rate, at which time club grounds is permitted for use.

**Kitchen:** Renter may use the kitchen facilities, but may NOT use perishable goods belonging to Meridian Riding Club, including but not limited to: Paper products, plates, cups, condiments and towels. Any and all utensils used by Renter shall be washed, dried and put away. If the kitchen area is used, the Renter will ensure that all counters/surfaces, tables and the floor shall be wiped down and cleaned. Use of stoves and ovens in kitchen are permitted, stoves and ovens must be cleaned prior to leaving. Refrigerator must be cleaned and emptied.

**Bathrooms:** The bathrooms are to be left in a clean and sanitary condition. Garbage removed and countertops wiped down.

**Tables & Chairs:** All tables are to be cleaned and returned to their original location. Chairs are to be returned to the Chair Closet and stacked according to diagram shown on closet wall.

**Floors:** All Floors need to be swept free of debris and spills mopped. Any damage to floors during rental period will be the renters responsible to repair, at renters expense. Time to complete repairs or replacement will be arranged with caretaker to do so.

**Garbage:** Renter agrees to remove any and all garbage and debris left by his/her use of the premises, including the kitchen. All garbages are to be emptied. (Helium tanks for Ballons, may not be left on property. Tanks must be removed and disposed of by renter.)

**Parking:** Parking shall be limited to the areas adjacent to the clubhouse; caretaker residence is to remain clear. Renter and his/her guests shall not damage any plantings or lawn areas.

**Pets:** No pets or animals are allowed in the clubhouse or allowed to freely roam on the grounds. Dogs must be leashed at all times.

**Arena:** Renter and all guests agrees to abide by ALL the rules and regulations set up by Meridian Riding Club, operators, and producers of the arena and grounds. Renter and guests agree to release all liability in the event of accident, loss, or misfortune, and not hold Meridian Riding Club responsible in the cause of any of these events per Washington State RCW 4.24.540

x \_\_\_\_\_ Renter acknowledges to having been informed that there is NO glass or metal of any kind (bottles, jars, mirrors, metal anchors, etc.) permitted beyond the clubhouse and attached courtyard.

x \_\_\_\_\_ Renter acknowledges to having been informed that there are NO fires of any kind allowed on the property. Renter understands that this includes wood, charcoal, and propane.

x \_\_\_\_\_ Renter acknowledges that he/or she must be on the property when guests are present.

x \_\_\_\_\_ Renter acknowledges to abide by Pierce County Noise Ordinance Rules and Expectations. Failure to do so will result in immediate termination of rental.

x \_\_\_\_\_ Renter acknowledges the Meridian Riding Club and its operators are do be held harmless. Meridian Riding Club is not responsible for losses or damages to personal property of renter, guests, or third party vendors.

x \_\_\_\_\_ Renter acknowledges that any damages that happen during the course of the rental period are to be reported directly to Buffy at 253-355-2114 immediately. Failure to report damage will result in a claim submitted to your Insurance Carrier. All additional expenses will be at the expense of the Renter.

x \_\_\_\_\_ Renter acknowledges and understands the expectation of cleaning and returning all items used during rental to their original location.

x \_\_\_\_\_ Renter acknowledges that all garbage is to be cleaned up directly after the completion of the rental period. This includes all areas that were used by renters or guest (clubhouse, parking areas, and on the club grounds if applicable.) Inspection must be completed the following day before the refundable portion of the deposit is returned.

x \_\_\_\_\_ Renter acknowledges that they are responsible for the removal of all garbage that exceeds the capacity of the dumpster.

*Renter hereby acknowledges that they have read this agreement, he/she understands it, and that he/she agrees to all of the terms and conditions contained herein.*

Renter (print): \_\_\_\_\_ Phone: \_\_\_\_\_

Renter signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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

WA Drivers License # \_\_\_\_\_