

HOURLY EVENT SPACE LEASE AGREEMENT

This Hourly Event Space Lease Agreement ("Agreement") is entered into as of _____ ("Effective Date"), by and between:

LESSOR(s): _____

(Address)

Ph#: _____

Email: _____

(provide copy of Driver's License)

and

LESSEE: Alpha Reserve & Events, LLC ("Lessee")

Premises Address: 319 Cedar Street, Lexington, KY 40508

1. PREMISES

Lessor hereby leases to Lessee the event space located at 319 Cedar Street, Lexington, Kentucky 40508 ("Premises"), including approved indoor and outdoor areas.

2. TERM AND USE

- Rental is limited to four (4) hour sessions unless otherwise agreed by all parties. All Events must conclude by 10:30 PM and space must be fully vacated by 11PM EST.
- Maximum occupancy shall not exceed sixty (60) persons at any time, inclusive of hosts, guests, vendors, and staff.
- Premises may be used solely for lawful event purposes.

- Setup and breakdown must occur within the rental period unless otherwise approved in writing.

3. RENTAL RATES

- Standard Weekday Rate: \$499 per four (4) hour session

- Weekend and Holiday Rate: \$650 per four (4) hour session

-An additional time may be purchased at a rate of \$150 per hour with a maximum of 8 hours

4. CLEANING FEE

A mandatory cleaning fee of \$150 shall apply to each event.

5. BOOKING DEPOSIT, SECURITY DEPOSIT, AND PAYMENT TERMS

- A \$250 booking deposit is required to secure the reservation date and shall be applied toward total charges.

- The remaining rental balance, \$150 cleaning fee, and a \$250 refundable security deposit are due no later than thirty (30) days prior to the event.

- The security deposit shall be returned within seventy-two (72) hours after the event following inspection, provided no damage, fines, or violations occur.

6. INCLUDED AMENITIES

Rental includes use of:

Linens and table centerpieces; two (2) serving tables; four (4) round tables seating up to ten (10) guests each; eleven (11) barstools; four (4) high-top tables; trash bins; media center; one (1) microphone; three (3) large smart televisions; and outdoor patio seating with umbrellas (upon request).

Fireplace use is permitted only with prior written consent of Lessor. Failure to fully turn off the fireplace before vacating shall result in a \$250 fine, plus damages if applicable.

7. PARKING

On-site parking is available for up to thirteen (13) vehicles. Additional parking for up to twenty (20) vehicles is available after 6:00 PM at 550 S. Broadway, Lexington, KY. Lessee and their guest and vendors are fully responsible for the vehicles and items inside their vehicles and agrees to hold harmless the Lessor from any responsibility or liability.

8. PAYMENT METHOD

All payments shall be made by check payable to "Alpha Reserve & Events". Payments may be mailed to 808 W. Brannon Road, Nicholasville, KY 40356, Attn: Marc Cobane, or delivered in person during normal business hours to 319 Cedar Street, Ste. 201, Lexington, KY 40508.

9. SAFETY, TERMINATION, AND ENFORCEMENT

Lessor reserves the immediate right to terminate the event without refund for any alcohol violation, safety violation, illegal activity, or occupancy violation.

10. ALCOHOL, LIQUOR LICENSING, AND MINORS

Lessee is solely responsible for compliance with Kentucky Alcohol & Possession laws. Any caterer or bartender must hold all required licenses. Lessee assumes full responsibility to ensure no alcohol is served to minors. No alcohol is permitted outside of the building,

11. DAMAGE AND LIABILITY

Lessee assumes full responsibility for all damage caused by Lessee, guests, vendors, or invitees. Repair or replacement costs exceeding the security deposit shall be paid by Lessee. Lessee agrees to notify the Lessor immediately of any issues or damage that may occur during the lease period and agrees to ensure all doors & windows are closed and locked before vacating.

12. INDEMNIFICATION

Lessee agrees to indemnify and hold harmless Lessor and its owners from all claims, fines, losses, or liabilities arising from Lessee's use of the Premises, including alcohol-related incidents, except in cases of Lessors gross negligence.

13. COMPLIANCE WITH LAWS

Lessee shall comply with all applicable federal, Kentucky, and Lexington-Fayette County laws, ordinances, fire codes, and regulations.

14. GOVERNING LAW AND JURISDICTION

This Agreement shall be governed by Kentucky law, with exclusive venue in the courts of Fayette County, Kentucky. The Prevailing party shall be entitled to full recovery of all court and legal expenses.

15. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement between the Parties and may be amended only in writing signed by both Parties.

BOOKING & PAYMENT SUMMARY (FILLABLE)

Booking Deposit: \$250

Agreed Rental Rate: \$ _____

Agreed Rental Date & Time Slot: _____

Cleaning Fee: \$150.00

Refundable Security Deposit: \$250.00

SIGNATURES

LESSEE:

Signature: _____

Printed Name: _____

Title: _____

Date: _____

LESSOR: Alpha Reserve & Events, LLC

Signature: _____

Printed Name: _____

Title: _____

Date: _____