



## THE OUTLAW ARENA RENTAL CONTRACT

### Terms of Agreement:

The term of this rental agreement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between the Outlaw Arena and \_\_\_\_\_ (referred to as Applicant).

### Use Dates:

The dates and times of use under this agreement are: \_\_\_\_\_. Applicants shall have access to certain facilities for the period of time as specified and shall vacate the premises prior to closing time as listed above. Use of the arena before these times will be at the discretion of the Outlaw Arena and may be subject to additional fees per event management.

### Deposits and Fees:

Applicant agrees to the Outlaw Arena the total of all fees shown and described in this agreement. Fees for use of premises are based on reserved dates regardless of actual use. Use in excess of scheduled dates is subject to availability and will be charged accordingly. Deposits are required to hold the date of rental and are transferable to an alternate date, subject to availability. Deposits are due when the Rental Contract is signed. Final payment of all fees is due at the close of the show or event. An additional twenty-five dollars (\$25.00) per day may be charged for each day that any balance remains unpaid, in an amount not to exceed two hundred and fifty dollars (\$250.00).

Rental Fee for Event: \_\_\_\_\_

Rental Fee for Additional Assistance as described: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_ Deposit Due Date: \_\_\_\_\_

Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### Insurance:

The Outlaw Arena reserves the right to require the applicant to provide a Certificate of Insurance listing the Outlaw Arena, its officers agents and employees as additional insured's and reflecting such types and amounts of insurance coverage as deemed necessary by the Outlaw Arena, at its sole discretion. The applicant shall notify the Outlaw Arena of any policy cancellation or changes in coverage as reflected on the Certification of Insurance.

**Use and Care of Premises:**

The applicant will use said premises in a careful and lawful manner, and will not carry on any activities on said premises contrary to law or to the ordinances of Cochise County. The applicant shall take good care of the premises and keep it in a good repair, free from filth, overloading, danger of fire, explosions or any nuisance, and return the same to Cochise County, at the end of this Rental Agreement, in as good condition as said premises are on the date of the execution of this Rental Agreement, usual wear and tear, and acts of God excepted. At the end of this Rental Agreement the applicant will promptly remove its personal property and leave the space in clean condition.

**Alcohol Use on Premises:**

No alcohol, Non-Prescription Drugs, or Firearms are permitted on the property.

**Alterations and Improvements:**

The applicant may, at its own expense, and exercising reasonable discretion and judgement, decorate the interior of said premises as it deems suitable for its occupancy, but it shall make no permanent changes or alterations in the fixtures, panels, etc in said arena.

**Indemnity:**

The applicant shall indemnify and hold harmless the Outlaw Arena from all liability by reason of any act of the applicant, its agents, employees or guests, from any cause whatsoever, whether in equity or at law, during the term of this rental.

**Assignment and Subletting:**

The applicant shall not assign this rental or any part thereof, or sublet any portion of the rented premises without the Outlaw Arena prior written consent.

**General Terms and Conditions:**

1. Control of admissions and gate is the responsibility of the applicant unless agreed to otherwise. The Outlaw Arena may operate concessions unless agreed to otherwise.
2. Applicants must read, agree to and sign the attached Outlaw Arena Rules and Policies.
3. The Outlaw Arena agrees to furnish the facilities and equipment listed in "as in" condition. Applicant agrees to be responsible for all items and will pay for, replace, or repair items missing or broken. Wear resulting from normal usage is expected.
4. Facilities are to be left in the same condition as found. Cleanup is required during the course of the event and final cleanup to be completed within 24 hours. The Outlaw Arena provides dumpsters and trash cans for use by applicants.
5. Show grounds will be prepared appropriately by the Outlaw Arena prior to each day's use. The Outlaw Arena will provide a tractor and trailer, with driver, to assist in setting up the initial course, as part of the fee for use of the arena or obstacles, providing arrangements are made in advance.
6. There shall be no horse or livestock kept overnight on the grounds.
7. No horses shall be left unattended. Applicants shall designate a responsible adult to remain on the grounds at all times while horses are on the premises. The name of the designated adult shall be provided to the Outlaw Arena prior to the event.
8. All current horses and livestock must be healthy and free of disease.

9. The Outlaw Arena reserves the right to use, or offer use, such portions of the facility that are not included in the agreement.
10. The Outlaw Arena does not relinquish and retains the right to enforce all necessary laws, rules and requirements related to management and and operation of the Outlaw Arena. The Outlaw Arena retains the right to enter the premises at any time, and on any occasion, without any restrictions whatsoever. The right of the Outlaw Arena does not relieve Applicant from primary responsibility to ensure the Outlaw Arena's rules are followed. Applicants agree to abide by and enforce all facility rules and requirements are followed by all participants, exhibitors, guests and audience.
11. Applicant hereby release the Outlaw Arena, their employees, agents and representatives from any and all liability for damages, injuries, losses or claims suffered by any participant, guest, or spectator to his//her person or property.
12. Applicant shall provide Participant Release Forms for each participant in the show/event.

Applicant Representative Name: \_\_\_\_\_ Position: \_\_\_\_\_

Applicant Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Outlaw Arena Representative Name: \_\_\_\_\_ Position: \_\_\_\_\_

Outlaw Arena Representative Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Office Use Only:**

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

Applicant Phone: \_\_\_\_\_

Deposit Received - Amount: \_\_\_\_\_ Date: \_\_\_\_\_

Final Payment Received - Amount: \_\_\_\_\_ Date: \_\_\_\_\_

Late Fee Applied: \_\_\_\_\_

Insurance Certificate on File: \_\_\_\_\_ Yes \_\_\_\_\_ No

Event Manager Assigned to Event: \_\_\_\_\_