



Facility/Event Space Rental Agreement

This contract for the rental of a venue is made this day, _____, by and between Ironwood Farms LLC, hereafter referred to as the "Owner", and _____, hereafter referred to as the "Renter".

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at 5441 N US 52 LEBANON, IN 46052 and known as Ironwood Farms LLC and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

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

I. EVENT DESCRIPTION / VENUE ACCESS: The Renter shall have access to and use of the venue from _____ o'clock on _____, to _____ o'clock on _____, for the purpose of hosting the Renter's _____ event. Owner shall provide to Renter access to the facility and other items necessary to give Renter such access no later than _____.

II. RENTAL COST: The full rental fee for the use of the venue 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 Owner upon the expiration of the rental period described in Paragraph I above.

III. DEPOSIT: The Renter shall pay to the Owner the sum of \$_____ no later than _____. 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 Renter

upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates.

IV. EXPIRATION OF RENTAL PERIOD: Within one week (7 days) of the rental period's expiration, Renter shall tender to Owner the rental fee balance due, and all keys and other access control devices in his/her possession.

V. USE OF VENUE AND PROPERTY: Renter shall respect all elements of the property by not permanently altering or affixing anything to walls, railings, or furniture. Renter will not utilize any décor items such as glitter, glue, or other difficult to remove items.

VI. REMOVAL OF BELONGINGS: Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it.

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

VII. UNPAID BALANCE FEES: In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 10% per year until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated with collection.

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

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

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

Renter's Signature, Date <hr/>	Owner's Signature, Date <hr/>
Printed Name	Printed Name
Address	Address
City, State, Zip Code	City, State, Zip Code