

TALKING ROCK BREWERY

4500 Hwy 136 West, Talking Rock, GA 30175

Beer Garden Rental Agreement

Fillable form: please complete the highlighted fields below, review the terms, then type your name as your signature at the bottom and email this completed PDF back to Talking Rock Brewery.

1. Parties & Event Details

Renter Name:

Renter Phone:

Renter Email:

Event Date:

Rental Start Time:

Rental End Time (4-hr minimum):

Expected Guest Count (max 40):

2. The Space

The Beer Garden accommodates up to 40 guests and includes tables, chairs, and an outdoor bar with bar seating. Restrooms are shared with the main taproom, located next door. Background music from the Main Pavilion is audible in the Beer Garden; no additional sound system is provided or needed.

3. Rental Period & Rates

The Beer Garden may be rented any day of the week, between 11:00 AM and 8:00 PM, with a 4-hour minimum. The rental rate covers the full rental window, including setup and teardown time.

Day(s)	Rate	4-Hr Minimum	Bartender
Monday – Wednesday	\$50 / hour	Yes	Required – \$30/hr
Thursday – Friday	\$75 / hour	Yes	Optional – \$30/hr
Saturday – Sunday	\$100 / hour	Yes	Optional – \$30/hr

Monday & Tuesday rentals: In addition to the Beer Garden, the Renter has full use of the brewery traincar interior and the Main Pavilion, as neither space is otherwise in use during this time.

Wednesday rentals: Boxcar Grill (the restaurant next door) is open on Wednesdays, so restaurant customers may also be present in the Main Pavilion during the rental period.

No rentals are available on holidays or during special events (e.g., Heritage Days, Bronco Stampede, Jeepfest).

4. Bartender Service

Monday – Wednesday (Brewery Closed): A bartender is required for all rentals on these days, at a rate of \$30/hour. The Renter chooses one of the following:

- Bartender stationed in the Beer Garden – choice of 4 beers on offer, or
- Bartender stationed inside the main brewery – choice of 10 beers on offer

Thursday – Sunday (Brewery Open): A dedicated bartender is optional. If hired (\$30/hour), the bartender is stationed in the Beer Garden with a choice of 4 beers. If not hired, guests may walk into the main taproom to order.

Bartender Requested?:	Yes	No
If Yes, Location:	Beer Garden	Inside Taproom

5. Deposit

A \$100 booking deposit is required to reserve the date.

- Cancel 5 or more days before the event: deposit fully refunded.
- Cancel within 5 days of the event: deposit forfeited.
- Weather cancellation (see Section 8): deposit refunded regardless of timing.

6. Alcohol & Food

- Beer is sold by the pint only, the same as regular taproom service.
- No outside alcohol is permitted under any circumstances.
- Renters may bring outside food (including delivery/pizza), or order directly from Boxcar Grill next door.

7. Overtime

Requests to extend beyond the scheduled rental period will be accommodated on a case-by-case basis, subject to availability (the Beer Garden may be booked for another event afterward) and the on-duty bartender's agreement to stay. Approved overtime is billed at the standard hourly rate in effect for that day of the week.

8. Weather Policy

The Beer Garden is an outdoor space rented "as available," subject to weather. Talking Rock Brewery, not the Renter, determines whether weather requires cancellation.

A weather cancellation will be declared only if, based on the National Weather Service forecast or current conditions, the rental period is expected to involve active/steady precipitation, lightning or a thunderstorm, or other conditions that make the Beer Garden unsafe or unusable (e.g., high wind, extreme heat or cold). A mere chance of rain in the forecast does not qualify.

This determination will be made no later than 24 hours before the scheduled start of the rental, using the most current NWS forecast available at that time.

If Talking Rock Brewery declares a weather cancellation, the Renter may choose: (1) to reschedule to another available date within 6 months at no additional charge, or (2) a full refund of the deposit and any fees paid.

If the Renter wishes to cancel due to personal concern about weather that has not met the above threshold, the standard cancellation policy in Section 5 applies.

9. Decorating

- Hanging decorations are permitted.
- No nails, tacks, or other fasteners that damage structures or surfaces.
- All decorations must be removed before departure.
- Open flames (candles, etc.) are not permitted.

10. Music & Outside Vendors

House music is piped in from the Main Pavilion. The Renter may arrange their own music or entertainment (including an outside speaker or DJ) on Monday, Tuesday, or Wednesday, or at any time outside the brewery's scheduled entertainment blocks below. During these blocks, outside music/entertainment is not permitted:

- Thursday, 5:00 PM – 8:00 PM (Open Mic)
- Friday, 7:00 PM – 9:00 PM (Trivia)
- Saturday, 4:00 PM – 8:00 PM (Live Music)
- Sunday, 2:00 PM – 6:00 PM (Live Music)

Outside photographers are welcome at any time.

11. Parking

Standard on-site parking is available; no reservation is required.

12. Noise

The rental period concludes before the effective hours of the local noise ordinance.

13. Children & Pets

The Beer Garden is both kid-friendly and pet-friendly.

14. Liability

Talking Rock Brewery maintains general liability coverage for the premises, including the Beer Garden, consistent with coverage for all other guests on-site. Renter is not required to provide a separate certificate of insurance for this rental.

15. Signatures

Renter Signature (type full name):

Date:

**Talking Rock Brewery
Representative:**

Date:

By typing your name above and returning this completed form, you agree this constitutes your electronic signature and acceptance of the terms of this Agreement.

Questions? Contact Tony Hawf at (404) 406-1552 or talkingrockbrewery@gmail.com.