



ENTIRE VENUE RENTAL AGREEMENT

This is a rental agreement between _____ and Natural State Beer, LLC (NSBC) for use of the taproom and outdoor biergarten located at 5214 W. Village Pkwy, Suite 140, Rogers, AR 72758.

4 HOUR RENTAL FEE (Payable at Time of Reservation)

January 2nd – March 31st Rates are as follows:

Sunday – Wednesday 4 hours \$1,600 non-refundable rental fee (Additional hours \$400/hr.)
Thursday - Saturday 4 hours \$3,200 non-refundable rental fee (Additional hours \$800/hr.)

Friday & Saturday Limited Availability

April 1st – January 1st Rates are as follows:

Sunday – Wednesday 4 hours \$2,400 non-refundable rental fee (Additional hours \$600/hr.)
Thursday - Saturday 4 hours \$4,800 non-refundable rental fee (Additional hours \$1,200/hr.)

Friday & Saturday Limited Availability

REQUIRED BAR PACKAGES (Payable at End of Event)

- \$1,500 minimum bar package for on premise drinks, this includes our in-house beer, cider, wine, hard seltzers and non-alcoholic offering (does not include Beer To-Go or Merchandise).
- We will alert you when your minimum has been reached, and you have the option to continue your tab or switch to a cash bar
- **A minimum 20% gratuity must be added to the final bar tab to accommodate the Beertenders**

ACCOMMODATIONS

- Complete use of Taproom and Outdoor Biergarten (We will be closed to public)
- The Brewery is completely off-limits and no one is allowing in the Brewery space at any time
- Includes 2 Beertenders with ability to wait on up to 50 people (Additional Beertenders are required for parties over 50 people)
- For parties of 51 – 100 people, 1 Additional Beertender required at \$25/hour
- For parties of 100-200 people, 2 Additional Beertenders required at \$50/hour
- Maximum Occupancy in Taproom is 82, with seating for up to 50
- Maximum Occupancy in Outdoor Biergarten is 194, with seat for up to 112
- Maximum Occupancy under the covered Patio is 50, with seating for up to 34
- Maximum Total Occupancy inside and outside is over 326

RENTAL PERIOD & EVENT HOURS

The Rental Period includes all setup time and clean-up time for the event. Start time no later than 6:00pm CT and event end time no later than 10:00pm CT. If your party exceeds your rental ending time you will be charged by the hour, per hour for the extra time based upon the additional hours listed in this rental agreement.

TO RESERVE

The full rental fee listed above is required to reserve a date and must be provided 10 days in advance of the event. The rental fee is nonrefundable. Any cancellation will result in the forfeiture of the full rental fee. Rental fee must be paid by check or money order ONLY. All checks should be made out to: Natural State Beer, LLC, 5214 W. Village Parkway, Suite 140, Rogers, AR 72758. Bar package and gratuity are due at the conclusion of the event and can be paid via credit card, check, cash or money order. We require a credit card for any incidentals the night of the event.

CATERERS & FOOD

NSBC is not responsible for supplying any food, serving tables, tablecloths, linens, flatware or china. Renter must provide their own; however, we can recommend several local catering services which requires separate agreements with those individual companies.

PERMITTED DRINKING SPACE

Open alcoholic beverages are strictly prohibited outside of the building except in designated spaces. Signs are posted where drinks are permitted. Renters whose guests violate this policy will be fined no less than \$1,000.00 per occurrence. Stay inside the fenced/roped off areas with all alcoholic beverages.

NO OUTSIDE BEVERAGES OR ALCOHOL

Renter is NOT permitted to bring in his or her own alcohol or non-alcoholic beverages on NSBC property. NO EXCEPTIONS. If any alcohol is brought onto NSBC property, management reserves the right to confiscate the alcohol. If the outside alcohol is consumed on NSBC property you will be charged a \$1,000 fine and your event will end immediately without refunding your deposit. All alcohol and non-alcoholic beverages must be purchased through NSBC. **No outside drinks are permitted.**

HOLD HARMLESS

You agree that NSBC is not responsible for any items personal or otherwise brought into the taproom, facility or in the facility's parking lots that are lost, stolen, damaged or otherwise lose value. Renter specifically waives and agrees to indemnify and hold harmless NSBC, its agents, employees and assigns, from any claims, loss or damage to any guests, vehicles or others as a result of the use of said event space, adjacent areas, parking lot and NSBC site or areas traversed to access said event space, unless said claim, loss or damage is the result of NSBC, its employees, or agents, direct intentional misconduct.

- Due to its proximity to the Razorback Greenway trail, NSBC is in a public area. Although NSBC will publicly announce the closure of the facility for the event, there may be people passing by attempting to enter the event.

EVENT INFORMATION

_____/_____/_____
DATE OF EVENT EVENT TYPE RENTAL START TIME RENTAL END TIME

RESPONSIBLE PARTY NAME(S)

RESPONSIBLE PARTY ADDRESS

RESPONSIBLE PARTY HOME TELEPHONE # CELL #

RESPONSIBLE PARTY EMAIL ADDRESS

ESTIMATED # OF GUESTS

RENTAL FEE (see cost above) ADDITIONAL HOURS (see cost above)

\$1,500.00*

BAR PACKAGE

ADDITONAL STAFF (see cost above)

*20% gratuity must be added to final bar tab

TOTAL MINIMUM PACKAGE COST
(rental fee + add'l hours + bar package + add'l staff + gratuity)

I have read the rules for NSBC taproom rental; I understand my responsibility and agree to the conditions set forth.

LESSEE'S SIGNATURE

DATE

LESSEE'S NAME

PRINTED

NATURAL STATE BEER, LLC

DATE

NSBC EVENT POLICIES

NSBC has the following policies around Open Bar and Consumption Bar purchases:

1. Open Bars and Consumption Bars are subject to AR sales tax and all local and municipality taxes.
2. **A minimum 20% gratuity must be added to the final bar tab to accommodate the Beertenders**

NSBC will make every effort to ensure that your event is a success. We require your cooperation to make sure that everyone has a safe and enjoyable time. To assure this we have a few house rules around alcohol consumption:

1. NSBC will not serve anyone under the legal drinking age. Our staff is instructed to request identification from all patrons who may not appear to be of legal drinking age. We suggest that all clients notify their guests of this policy.
2. NSBC reserves the right to confiscate any outside alcohol brought onto NSBC Property. **Outside alcohol been consumed on NSBC property will add a \$1,000 fine to your tab and end your event immediately without refund, NO EXCEPTIONS!**
3. NSBC will not serve more than one drink to a patron at one time.
4. NSBC and its management reserve the right to refuse to serve anyone, whether they are of legal drinking age or not.
5. NSBC and its management reserve the right to make a judgment call by not serving an individual who appears to be intoxicated.
6. NSBC does not allow alcoholic beverage beyond designated areas. NSBC staff will strictly enforce this at each event.
7. No pets of any kind will be allowed inside or outside during the event.
8. No lit flame/fire of any kind is allowed on our property, this includes flame lit candles. We encourage the use of battery-operated candles.
9. Renter agrees that the space rented will be left in the condition it was found (clean, no leftover food, trash, etc.) Should additional cleaning be required, NSBC reserves the right to charge a minimum cleaning fee of \$1,000 to cover additional labor and time needed to return the space to an acceptable state.

I have read NSBC's event policies; I understand my responsibility and agree to the conditions set forth.

LESSEE'S SIGNATURE

DATE

LESSEE'S NAME PRINTED

NATURAL STATE BEER, LLC

DATE