



Palmer House Stable

An authentic genuine 1838 boutique venue

2.18.2026

RENTAL AGREEMENT

Today's Date: _____

Client: _____

Address: _____

Contact Person: _____

Cell Phone Number: _____

Email Address: _____

Type of Event: _____

Base Rental Rates

Rental Rates Main Level, Kitchen and Terrace

<u>Friday</u>	\$800	4pm-9pm	5 hours
<u>Saturday</u>	\$900	9am-2pm OR 3pm-8pm	5 hours
<u>Sunday</u>	\$700	11am-3pm OR 4pm-9pm	5 hours

Additional time can be added to \$200 per hour

- All times include setting up and taking down and must be adhered to.
- Ask about all-inclusive pricing walk in it's all set up and at the end walk out we do it all!

Options:

- Bonfire we provide wood and light. Add \$150.
- Tablecloths can be rented with white or Black linen for \$10.00 each.
- If guest count exceeds 80 or you want to dance, please add the lower level \$300

Date of Event _____ Time _____

Event Fee: \$ _____

Payment at time of Booking

At the time of the contract being signed we will need the total contract amount, preferably paid by Venmo or cash. This guarantees your price, dates, times and included items in the event fee.

- Venmo event fee: **Username AL-WELLS** **NOTE: Friends & Family**



Look for Pandas

Email address al@palmerhousestable.net cell # 319 400 2908

- Checks should be made payable to: **Uptown Main LLC**
(Please note the event date on the memo section of the check)

All mailings should go to: **Uptown Main LLC 200 East Main Street Solon, IA 52333**
Policy and Cancellation

The Clients will be afforded the opportunity to extend the hours of the event on the day of the event, provided all the terms and conditions of the Rental Agreement are met and there are no scheduling conflicts.

EFFECTIVE DATE: The effective date of this Rental Agreement is the date Palmer House Stable receives the signed contract, and a payment is received.

CANCELLATION POLICY: If you elect not to hold your event on the date in this rental agreement refunds are not available. We will work with you on selecting an alternate available date that will work for you. Once you have chosen an alternative date, we will amend the rental agreement to reflect this change of date, and your previously scheduled date will be made available for other potential guests. No fees will be charged for selecting a new date and releasing the date selected on the original rental agreement.

NON-ASSIGNMENT: The Clients will not assign, transfer, or sublet this Rental Agreement or its right, title, or interest therein without The Palmer House Stable prior written approval, which is subject to The Palmer House Stable sole discretion.

The Clients may choose to bring in their own food and beverage service or hire a cater company of their own choice. Please notify us in writing of all the vendors you plan to use 30 days prior to the event.

*IF you choose to cook onsite an additional \$200 is assessed for cleanup.

The Clients and all guests shall obey all policies of local, state, and federal laws, regulations, and ordinances while on The Palmer House Stable. The Clients and the Clients guests shall not create a nuisance while at The Palmer House Stable. The Clients and the Clients' guests shall exercise due care in the treatment of the real and personal property of the facility and shall not maliciously or negligently damage or destroy such property. Palmer House Stable reserves the right to eject any individual violating this provision or cancel the event and eject all people from The Palmer House Stable property. The Clients hereby waive all rights and claims for damages or compensation from The Palmer House Stable for such ejection.

The Clients agree to be responsible for all damage to The Palmer House Stable or any other part of The Palmer House Stable property caused by the Clients, his/her guest, invitees, employees, independent contractors, or other agents under the Clients' control. The Palmer House Stable will not assume or accept responsibility for damage or loss of any merchandise or articles left on campus prior to, during or following the Clients' function.

The Clients agree to indemnify, defend, and hold harmless The Palmer House Stable, Al Wells and the City of Solon from all demands, claims, suits, actions, or liabilities, resulting from injuries or death to any persons or loss to any property, regardless of the cause of incident, caused by or occurring because of the event or other use of The Palmer House Stable during the period covered by this agreement.

This Rental Agreement shall be interpreted in accordance with the laws of the State of Iowa and by execution of this Rental Agreement, all parties hereby submit to the exclusive jurisdiction of the Courts of this State. Should The Palmer House Stable commence suit against the Clients under the terms of this Rental Agreement because of the breach thereof, Client agrees to pay The Palmer House Stable reasonable attorneys' fees, cost, and expenses.

Prohibited:

1. No dancing on the main level. You must rent the lower level \$300.
2. No glitter, loose sparkles, fake flower petals.
3. No tape to be used on the floor or walls please notify your vendors.
4. No attaching anything to the painted drywall surfaces at all.
5. **No Smoking allowed** anywhere on Palmer House Stable Property or on the sidewalk abutting the Stable Property. **All Smoking** should be across Main Street on the corners.
6. No kegs allowed, only cans and bottles of beer permitted without permission.
7. DO NOT invite people not on your guest list onto the property.
8. If the Hay Loft is used: Children are not allowed.
9. **No Alcoholic beverages on the city sidewalk.**
Violators may be asked to leave, and the event may be shut down at the owner's discretion.

This Rental Agreement will be binding upon both client and Palmer House Stable signatures by mutual agreement along with receipt of the event fee.

AS ACCEPTED AND EXECUTED:

_____ DATE _____
Client: Printed Name on Rental Agreement

_____ DATE _____
Client: Signature on Rental Agreement

_____ DATE _____
UPTOWN MAIN LLC, AI Wells
PALMER HOUSE STABLE

RELEASE AND HOLD HARMLESS AGREEMENT

I, _____ understand that my
(Person on the Rental Agreement)

Participation and/or involvement in _____ carries
(Type of Event on Rental Agreement or Activity)

with it the potential for certain risks, some of which may not be reasonably foreseeable.

I further acknowledge that these risks could cause me, or others around me, harm, including, but not limited to, bodily injury, damage to property, emotional distress, or death.

I am a willing participant in _____
(Type of Event on Rental Agreement or Activity)

By signing this agreement, I agree to release, indemnify, and hold harmless PLACE PARTNERS LLC. (Legal entity and Operator of THE PALMER HOUSE STABLE), Al Wells, and The City of Solon as well as all their employees, agents, representatives, successors, etc. associated with THE PALMER HOUSE STABLE from all losses, claims, theft, demands, liabilities, causes of action, or expenses, known or unknown, arising out of my (participation in, attendance at, etc.) (Activity, event, program, etc.).

Date of event: _____

SIGNED

Signature on Rental Agreement

DATE _____

Palmer House Stable UPTOWN MAIN LLC

DATE _____

During Your Event:

- You can set up the tables and chairs that best fit your plans. Tablecloths are required for the tables we do rent black or white 90" \$10.00 each. You can place the chairs at the tables once the tablecloths are on. The tables each seat 8 per table and are 5' Round.
- Black chairs do not go outside we have white folding chairs for the terrace.
- The lower level is not to be used unless you added to the agreement.
- Garbage cans should be emptied as they fill up.
- When emptying garbage cans please **take the can with the bag inside to the dumpster** do not pull the bag out of the can inside the building! This will ensure that no liquids have leaked on the floor inside the Stable causing a slipping hazard.
- NO tape, staples or nails are allowed on the Drywall areas.
- Cardboard broke down and carried to the dumpster do not put in the garbage cans.

Client initial

At time of Cleanup:

- Tables folded and rolled to the east wall by the door to the deck.
- The chairs should stack 6 high in the NW and NE corners equally. A renter utilizing kitchen facilities should follow typical kitchen-cleaning procedures.
- Refrigerator emptied.
- If the range is used, please clean the surfaces.
- All items brought into the building including food, containers, decorations, and props must be removed upon the completion of the event and not put in the dumpster.
- The 4 beverage troughs need to be drained, and towel dried inside. Please drain the water by the street curb by simply lifting one end to dump. Then 3 in the lower level.

Client initial