



After Event: Damages Assessed? \_\_\_\_\_ \$ \_\_\_\_\_ Pay Method \_\_\_\_\_ Date Paid \_\_\_\_\_

**Downpayment:** A non-refundable deposit that goes towards the rental price must be made in order for the event date to be saved. The deposit starts at 50% of the Total Rental Amount and may extend higher depending on the nature of the event. Full amount of rental is due prior to rental date. A credit card number must be given in the chance that the terms of the contract are not met.

**Insurance:** \$1M Liability Event insurance is required per the Indemnification Clause below. Proof of insurance for event date will be required before keys are handed over. **You must have insurance coverage for all days that you are in The Courtyard.**

**Keys & Entrance to The Courtyard & Check-Out proceddure:** Keys to the facility will be given out on the day before the event at a time scheduled with the Courtyard Representative. A walk-through with check list will be performed with client or responsible party. Keys are to be returned on the next business day after the event or on a date in agreement to both parties and a final walk-through with the client or responsible party will be performed to evaluate that the terms of the agreement were met. If it is found that the agreement terms were violated, pictures will be taken by the Courtyard Representative and forwarded to the client and they shall meet to determine how the issue will be rectified and paid for. The client or any of the party are not allowed to enter The Courtyard unaccompanied except for the day of the event in which you have Liability Event Insurance coverage for.

**Tables & Chairs:** The Courtyard includes for your use the following:

1 ea: Decorative Round Iron Black Table with 4 matching chairs

7 ea: Plastic Round Tables, black with hole in middle to accommodate an umbrella- 45" dia

10 ea: Plastic Round Table, white, 48" dia ; 51 ea: Plastic/metal black folding chairs

1 ea: 2.5' x 8' serving table; 2 ea: 2.5' x 4' serving table.

We do not provide table cloths and a **tablecloth must be placed on all tables** prior to use so as to minimize damage and food/drink spills directly to the table surfaces. Additional chairs and tables can be rented directly from a rental place. See our List of Vendors for some rental places to contact or use any vendor you would like. Any items delivered to the site must be removed by noon the next day or reviewed with The Courtyard for exceptions. Any items left by the next business day will assess charges to credit card on file of \$50/day.

**Fountain:** The fountain is left running for the enjoyment of the guests that are renting The Courtyard. It does splash water out onto the ground and this can cause a slipping hazard. There is a switch to turn the fountain off on the wall by the door and the client is responsible for assessing the severity of the slipping hazard and turning the fountain off in enough time for the liquid to dry up prior to the event beginning if they so choose. **The Courtyard will NOT be responsible for any injury or damage to any person or item as a result of someone slipping anywhere in The Courtyard.**

**Table Umbrellas:** If umbrellas are being used, the following guidelines must be strictly adhered to: Umbrellas can only be used by placing in the center hold of a table. Umbrellas must be kept in the down position until needed. **Umbrellas must be put into the down position and put into the downstairs side room area if raining or windy. Umbrellas must be put in the down position and moved into the downstairs indoor side room area at the end of the event or end of the day if coming back the next day.** Any damage to the umbrellas whether caused by client, a person at the event or by wind or any weather event is the responsibility of the client. If the umbrellas are damaged for any reason and these guidelines are not strictly adhered to, a fee of \$150 per umbrella will be charged to the client.

**Large Fan:** If the large fan is being rented, the following guidelines must be strictly adhered to: Any damage to the fan whether caused by client, a person at the event or by any weather event is the responsibility of the client. If the fan is damaged or does not work after the event for any reason, a fee of \$500 will be charged to the client.

**Standing Heaters and Propane Tanks:** If standing heaters are being used, the following guidelines must be strictly adhered to: Heaters can only be used outside. Heaters can not be used if it is raining or sprinkling or if there is excessive wind that may cause the heater to blow over. Heaters must be moved into the downstairs indoor bathroom area if it is rainy or windy. At the end of the event (or end of the day if coming back the next day), heaters must be moved into the downstairs indoor bathroom area. Propane tank must be removed from the heater housing before moving and propane tank must be stored inside as well. Please make sure propane tank valve is closed tightly at all time when not in use. Any damage to the heaters or to the propane tanks whether caused by client, a person at the event or by wind, rain or any weather event is the responsibility of the client. If client runs out of propane and would like to have more, it is the client's responsibility to get the tanks filled again. Propane tanks can be provided full prior to the event at a cost of \$20 or the client can provide their own tanks. If the heaters or propane tanks are damaged for any reason and these guidelines are not strictly adhered to, a fee of \$300 per damaged heater and \$100 per damaged propane tank will be charged to the client.

**Fire Pit:** If the fire pit is being used, the attached fire pit guidelines must be strictly adhered to.

**Bluetooth Speakers:** There are outdoor speakers located on the wall behind the bar for you to connect to to play your own music at the event. You may have to unplug and replug the speaker power for it to reset and connect to your device.

**Tents:** In the event of rain, we have one tent rental company, Ark-La-Tex Tent Rentals authorized to set up in The Courtyard. See our List of Vendors.

**Bathrooms:** The bathrooms must be left clean with bathroom trash removed and placed in big trashcans behind The Courtyard. Lights and A/C or Heater units are to be turned off and door is to be closed and locked.

**Warehouse Indoor Area:** If rented, this area is to be left clean with all trash removed and placed in big trash cans in behind Courtyard bathrooms and any messes cleaned up. The two storage areas that are closed with curtains are private and are not to be entered. The door in the room at top of brick steps marked "Do Not

Entered" is to be left alone. All lights are to be turned off, AC or Heat is to be turned off and doors are to be locked when leaving for the night. NO SMOKING IS ALLOWED ANYWHERE INSIDE THE BUILDING. **Do not adjust heat or cool temperature settings. Temperature will be set at 70F or at another temperature requested by the Customer.**

**Upstairs Area/Get-Ready Room/Bridal Room:** Only designated areas of the upstairs as identified on the walk-through prior to rental date are to be used. Unauthorized access by anyone at the event to any other area may result in a charge of \$500 + any damages to the facility or its contents or if any of the contents are stolen or missing. The upstairs is to be used by the wedding party and their immediate families only- this is not an area to be opened up to the wedding guests. Please make sure no one enters any of the designated private areas. Only the client and designated small group of guests are allowed upstairs during the event. The main event shall not take place upstairs. Paper towels will be provided to clean up small spills and messes and to dry hands. Cleaning towels in the event of a spill will be located downstairs at the bar area. Please use these to clean up larger spills or messes. A complimentary set of Courtyard Towels will be provided as a gift to you!

A wooden bar will be provided to place across the inside stairway so as to prevent anyone entering through the upstairs exterior door located right by these steps from anyone accidentally stepping down onto the interior steps. It is the Client's responsibility to place this bar in place if they so choose. The Courtyard is not responsible for anyone falling down either the interior or exterior steps.

NO SMOKING IS ALLOWED UPSTAIRS AND ANYWHERE INSIDE THE BUILDING.

**No one is allowed to spend the night in the building.**

**Additional:**

Access to The Courtyard begins on the day your liability insurance coverage begins and ends at the end of that day.

A mandatory walk-through is required with a responsible party the day before the event when keys are handed over and after final payment is made. A 2<sup>nd</sup> mandatory walk-through may be required the following day (or as arranged between parties) to return the keys and confirm the terms of the contract were met.

There will be no parties at The Courtyard with a cover charge unless specifically reviewed and OK'd by The Courtyard.

**Do NOT drag anything across the concrete or floors** anywhere within The Courtyard, The Warehouse or The Upstairs Areas. Any damage found caused due to something being dragged across the floor will have damages assessed and the cost of making repairs and charged to customer credit card on file. Any items that needs to be moved shall be picked up and move.

Smoking is permitted in The Courtyard. There will be no smoking permitted inside and of the buildings including the front bathroom area; back indoor warehouse area, back bathrooms or upstairs inside the building. Cigarette butts must be placed in the butt cans provided. You will be required to pick up all cigarette

butts that are on the ground or found in the street or anywhere around the inside or the outside of The Courtyard. Failure to do so will incur a \$50 fine.

The plants and landscaping are not to be touched, broken, or damaged in any way. Nothing should be put into the fountain. In the event that there is any damage to the plants or any objects or liquids are put into the fountain, an additional charge to cover the cost of replacement will be assessed.

The Courtyard takes great pride in the neat and clean appearance for each event. In return, we expect after an event to have The Courtyard left as neat and clean as when you arrived. All cigarette butts must be picked up and disposed of in the provided butt cans. All trash must be picked up and trash bags in the trash cans removed at the end of the evening and put in the big trash cans in back of the facility. No trash or cigarette butts should be in the flower beds at any time.

The Courtyard will blow and clean the facility by 4:00 the day before the event. Since this is an outdoor event, there may be leaves and plant items that have fallen from the trees and/or pollen depending on the time of the year that may accumulate before the event the following day. The Courtyard will leave towels and cleaner if needed to wipe down tables and the bar area as needed just prior to the event.

The following doors (if those areas are rented) must be locked before leaving the facility each night (if multiple nights) and after the event: Front and Back gates, Bathroom doors, Upstairs Door, Downstairs Dor; Warehouse Door.

After the event and when the keys are turned in and the area is reviewed to assure adherence to the contract terms, the contract will be considered met in full. If any damage is found or the terms of the contract are not adhered to, the credit card on file will be charged for the assessed value as determined by The Courtyard.

If your event is cancelled for any reason, deposit will not be refunded.

**Damages or Missing (Stolen) Items:** In cases where property including but not limited to tables, chairs, fan, umbrellas, heaters, stereo speakers, refrigerator, fencing, trash cans, butt can, potted plants, hoses, hose reel, pergola, lighting, bathroom fixtures, fire extinguisher, furniture, towels, decorative items, flooring, structural items, plants, fountain, bar, kitchen utensils or appliances have been damaged or abused beyond normal wear or damaged in direct non-compliance of the terms of this contract or have been stolen or are missing, whether the client is aware of it or not, and if any of the guidelines outlined in this contract have not been followed, The Courtyard will charge the credit card on file for the replacement costs of the damaged item(s) or missing items and any clean-up required. The plants and landscaping are not to be touched, broken or damaged in any way. Nothing should be put in the fountain. In the event that there is any damage to the plants or any objects or liquids found in the fountain, the cost to replace the entire plant along with any costs to replace the damaged items associated with the plant or fountain will be charged to the credit card on file.

**Alcoholic Beverage Policy (per City requirements):** Alcoholic beverages may be consumed without a permit when there is no monetary exchange for the beverage and when there is no admission charge for the event. It is suggested that a designated bartender serve alcohol. The Client agrees to follow responsible beverage service policies included but not limited to the requirements of the law and specifically: Assuring everyone served alcohol is over 21; No one who is obviously intoxicated will be served alcohol; Anyone who appears to be unable to safely drive will be prohibited from driving and a ride will be provided for that person and their guests

**Indemnification:** Client agrees to defend, indemnify and hold harmless The Courtyard, Easley Studios, Kerry and Anne Easley, Pearl Green Unlimited LLC, and it's employees from and against all claims, demands, causes of action, or liabilities incurred by The Courtyard or its employees, arising from the Client's acts or omissions under this agreement or any act or omission of the Client's vendors, employees, contractors, or persons attending the event with the expressed or implied permission or invitation of the Client. The Courtyard, Kerry and Anne Easley, Pearl Green Unlimited LLC and it's employees will not be held responsible for any losses, damages, or injuries that may occur during any time that the Client, Client's vendors, employees, contractors, or persons are on The Courtyard property or any property owned by The Courtyard, Easley Studios, Kerry and Anne Easley, or Pearl Green Unlimited, LLC.

**Misc Items to Rent**

<b>Umbrellas (6 each):</b>	<b>\$5 x _____ =</b>	<b>\$ _____</b>
<b>Large Fan:</b>	<b>\$25</b>	<b>\$ _____</b>
<b>Standing Heaters (4 each):</b>	<b>\$50 x _____ =</b>	<b>\$ _____</b>
<b>Full Propane Bottles</b> for Heaters:	<b>\$25 x _____ =</b>	<b>\$ _____</b>
<b>Fire Pit</b>	<b>\$ 50</b>	<b>\$ 50</b>
<b>_____</b>		<b>\$ _____</b>
<b>Total Misc Items:</b>		<b>\$ _____</b>

Add this amount to Contract Page 1.