

VENUE RENTAL & OVERNIGHT CAMPING AGREEMENT

This Venue Rental & Overnight Camping Agreement is entered into between:

Venue Owner: Mark and Karen Miller

Venue Name: End Of The Road Adventures

Venue Address: 36856 Glaser Dr Scio OR 97374

and

Client Name(s): _____

Phone: _____

Email: _____

Event Date: _____

Event Type: _____

Contracted Guest Count: _____ guests

Contracted Overnight Camping Guests: _____ guests

EMERGENCY CONTACT INFORMATION

Emergency Contact Name: _____

Phone Number: _____

Relationship to Client: _____

VENUE STAFF PRESENCE

The Client acknowledges that Venue staff or representatives may or may not be present on the property during the rental period or overnight camping period, depending on Venue availability, event needs, and operational requirements.

When Venue staff or representatives are present, they may assist with Venue operations, answer questions, address safety concerns, or assist with enforcement of Venue policies; however, their presence does not relieve the Client of their responsibilities under this Agreement.

The Client remains fully responsible for all guests, vendors, contractors, attendees, and activities occurring during the rental period and agrees to ensure all individuals comply with Venue rules, safety requirements, and policies outlined in this Agreement.

The absence of Venue staff or representatives does not relieve the Client or guests of their responsibilities under this Agreement.

SECTION 1 — RESERVATION & PAYMENT TERMS

The Client understands that the Venue date is reserved exclusively for the Client once this Agreement has been signed and the required payment has been received.

The reservation is not considered confirmed until all required documents, payments, and event details have been received by the Venue.

Payment schedule:

50% of total balance due upon signing this Agreement.

Remaining balance due no later than thirty (30) days prior to the event date.

Failure to pay the remaining balance by the required deadline will result in cancellation of the event and forfeiture of all deposits and payments made.

The Client acknowledges that the Venue commits time, resources, preparation, and availability to the reserved date.

Client Initials: _____

Venue Initials: _____

SECTION 2 — EVENT ACCESS, SETUP & CLEANUP TIMES

The Client understands that Venue access is limited to the approved times listed below.

Day Before Event:

The Venue will be available the day before the event from:

2:00 PM – 8:00 PM

This time is reserved for approved setup, rehearsal, and walkthrough purposes only.

Event Day:

The Venue will be available from:

8:00 AM – 10:00 PM

All events, music, activities, and guest access must end within the approved rental period.

Day After Event:

The Venue will be available for cleanup from:

8:00 AM – 11:00 AM

Any cleanup or use of the property after 11:00 AM may result in additional charges of:

\$75 per hour

Additional tours or property visits outside of the scheduled rental period must be approved and scheduled with the Venue Owners.

Deliveries of tables, chairs, rentals, equipment, or other items outside of the times listed in this Agreement must be approved by the Venue Owners prior to arrival.

Client Initials: _____

Venue Initials: _____

SECTION 3 — CONTRACTED GUEST COUNT & ADDITIONAL FEES

The Client agrees that the guest count listed in this Agreement is the final contracted guest count for the event.

Contracted Guest Count: _____ guests

Contracted Overnight Camping Guests: _____ guests

The Venue will provide services, preparation, accommodations, and resources based on the contracted guest count.

Any increase in guest count or overnight camping guests after signing this Agreement requires prior written approval from the Venue and may result in additional charges.

Additional fees may include, but are not limited to:

Additional rental costs

Additional staffing

Additional cleaning requirements

Additional restroom servicing

Additional waste removal

Additional camping accommodations

Additional property preparation

The Venue is not obligated to accommodate guests or campers exceeding the contracted amount without approval and payment of applicable fees.

Guests exceeding the contracted guest count or contracted overnight camping guest count may be denied entry or required to leave the property until compliance with this Agreement is achieved.

A reduction in guest count or overnight camping guests after signing this Agreement does not reduce the contracted rental balance.

Client Initials: _____

Venue Initials: _____

SECTION 4 — CLEANING FEE & SECURITY DEPOSIT REQUIREMENT

A total deposit of:

\$500.00

is required prior to the event.

The deposit includes:

Refundable security /cleaning deposit: \$500.00

The refundable \$500 security deposit is collected to cover damages, excessive cleaning, violations of this Agreement, unpaid fees, and any additional costs incurred as a result of the Client's, guests', vendors', or attendees' use of the Venue.

The refundable security deposit may be applied toward:

Excessive cleaning beyond normal use

Trash removal beyond normal use

Damage to Venue property

Cleaning required due to violations of Venue policies

Unauthorized guests or additional unapproved use of the property

Noise violations

Smoking or vaping violations

Failure to follow camping requirements

Failure to follow Venue rules and restrictions

Additional labor required due to Client, guest, vendor, or attendee actions

Any unpaid fees or charges owed under this Agreement

The refundable \$500 security deposit will be returned within thirty (30) business days following the event after completion of the Venue inspection and determination of any applicable charges.

Client Initials: _____

Venue Initials: _____

SECTION 5 — SMOKING, VAPING & TOBACCO POLICY

Due to the Venue's natural outdoor setting and increased fire risk, smoking and vaping are restricted on the property.

Smoking and vaping are permitted only in the designated smoking area approved by the Venue.

Smoking or vaping outside of the designated smoking area is prohibited.

No cigarette butts, tobacco products, chewing pouches, or smoking-related waste may be discarded anywhere on the property.

The Client is responsible for informing all guests, vendors, contractors, and attendees of this policy.

Failure to comply may result in:

Individuals being required to leave the property

Additional cleaning fees

Security deposit deductions

The Client accepts financial responsibility for any violations of this policy caused by the Client, guests, vendors, contractors, or attendees.

Client Initials: _____

Venue Initials: _____

SECTION 6— CLIENT RESPONSIBILITY & GUEST CONDUCT

The Client assumes full responsibility for all guests, attendees, vendors, contractors, and any individuals accessing the Venue during the rental period.

The Client is responsible for ensuring all individuals comply with Venue rules and policies.

The Venue reserves the right to address unsafe, disruptive, or damaging behavior, including requiring individuals to leave the property.

Anyone not following Venue rules, safety requirements, or policies may be removed from the property immediately.

The Client is responsible for ensuring all guests, vendors, contractors, and attendees follow Venue rules and any instructions provided by Venue staff or representatives regarding safety, parking, emergency situations, and protection of the property.

Disruptive, disorderly, illegal, or unsafe behavior will not be tolerated and may result in removal from the property or immediate termination of the event without refund.

Enforcement of Venue policies or removal of individuals does not entitle the Client to refunds, credits, or compensation.

If the Venue terminates the event due to violations of this Agreement, illegal activity, unsafe conduct, or failure to follow Venue policies, the Client forfeits all payments made and remains responsible for any additional damages or costs incurred by the Venue.

Client Initials: _____

Venue Initials: _____

SECTION 7 — OVERNIGHT CAMPING REQUIREMENTS, SAFETY & PROPERTY ACCESS

Overnight camping is permitted only for approved guests and only in designated camping areas.

The Client acknowledges that the Venue is located in a natural outdoor setting and understands that camping involves inherent risks, including but not limited to uneven terrain, weather conditions, wildlife, insects, fire hazards, falling branches, natural obstacles, and other outdoor conditions.

The Client is responsible for informing all overnight guests of Venue rules and potential outdoor hazards.

Camping guests must:

- Respect the property and surrounding environment.
- Remain within approved event and camping areas.
- Keep camping areas clean and free of trash.
- Properly dispose of all waste.
- Remove all personal belongings before departure.
- Follow all fire restrictions and safety requirements.

- Follow designated quiet hours.
- Leave camping areas in the condition they were provided.

Guests staying in the Venue's tent accommodations will be provided with standard bedding only. Any additional bedding, pillows, blankets, towels, toiletries, personal comfort items, or other camping necessities desired beyond what is provided are the responsibility of the guest and must be brought by the guest.

Camping guests must also:

- Check in for overnight camping no earlier than 1:00 and vacate the property no later than 2:00 on the day of departure unless otherwise approved in writing by the Venue.
- Guests may leave the property after 10:00 PM, but cannot return unless approved by the Venue.
- Anyone not staying overnight must leave the property no later than 10:00 PM.
- No smoking, vaping, candles, incense, portable heaters, cooking appliances, or open flames are permitted inside any yurt or enclosed camping accommodation.
- No food or beverages are permitted inside tents.
- A \$75, refundable, cleaning fee will be charged for each Venue tent used.
- Guests are financially responsible for any damage to tents, furnishings, bedding, or camping accommodations beyond normal wear and tear.
- Use the restroom facilities provided by the Venue.
- No children under the age of 12 are permitted to stay overnight unless prior approval is provided by the Venue Owners.
- Children must be supervised by a responsible adult at all times while on the property.

Pets are permitted, but cannot be on the beds.

Pet approval is determined by the Venue on a case-by-case basis and must be approved in writing prior to the event.

Pets must remain under the owner's control at all times, be cleaned up after immediately, and may not create a disturbance or pose a safety risk.

Guests may not:

- Enter restricted areas of the property.
- Explore private areas, structures, trails, waterways, or undeveloped areas without approval.

- Engage in unsafe activities.
- Climb trees, structures, equipment, or natural features.
- Damage vegetation, landscaping, trails, or natural surroundings.
- Bring unauthorized vehicles, campers, RVs, trailers, or temporary structures.

Vehicles must remain in approved parking areas and may not block roads, gates, emergency access routes, or neighboring properties.

Emergency access roads, gates, and designated emergency routes must remain clear at all times.

The following are prohibited:

- Fireworks
- Firearms
- Illegal activities
- Unsafe activities
- Damage to natural features or property

The Client accepts full responsibility for all camping-related damages, injuries, or incidents involving guests, vendors, contractors, or animals.

The Venue is not responsible for lost, stolen, or damaged personal property or injuries resulting from guests choosing to participate in activities outside approved areas or failing to follow Venue rules.

Client Initials: _____

Venue Initials: _____

SECTION 8 — NOISE, MUSIC & QUIET HOURS

Quiet hours are established to protect surrounding properties and overnight guests.

Quiet Hours:

10:00 PM – 8:00 AM

During quiet hours, guests must keep noise levels respectful and may not engage in activities that disturb surrounding properties.

Amplified music, DJs, bands, and event entertainment must end by:

10:00 PM

The Venue reserves the right to require immediate reduction of noise levels or stop activities that violate this Agreement.

Noise violations may result in additional charges, forfeiture of security deposit funds, removal of guests, or termination of the event.

Client Initials: _____

Venue Initials: _____

SECTION 9 — PHOTOGRAPHY SERVICES & COVERAGE LIMITATIONS

The Client acknowledges that photography services included with the Venue rental package are limited to:

Included Photography Coverage: 3 Hours

Photography coverage begins at the scheduled start time and concludes once the included three (3) hours have been completed.

Any additional photography requested beyond the included three (3) hours must be arranged directly with the Photographer.

Additional photography hours are subject to Photographer availability and additional charges determined by the Photographer.

The Venue is not responsible for arranging, extending, or guaranteeing additional photography coverage.

Client Initials: _____

Venue Initials: _____

SECTION 10 — VENDORS & CONTRACTOR RESPONSIBILITY

The Client understands that all vendors, contractors, entertainers, service providers, and outside professionals must comply with Venue policies.

The Client is responsible for ensuring all vendors:

- Follow Venue rules and requirements
- Protect Venue property
- Arrive and depart within approved times
- Remove all equipment, supplies, and personal belongings
- Leave work areas clean and undamaged

The Client accepts full financial responsibility for any damage caused by vendors, contractors, or service providers hired by the Client.

The Venue reserves the right to require proof of insurance, permits, licenses, or other documentation from vendors or service providers when applicable.

The Venue reserves the right to refuse entry to or require removal of any vendor, contractor, entertainer, or service provider who fails to comply with Venue policies.

Approved Vendors:

Client Initials: _____

Venue Initials: _____

SECTION 11 — ALCOHOL RESPONSIBILITY & SAFETY

If alcohol is permitted during the event, the Client must have a licensed bartender present.

The bartender must hold a current OLCC permit/license, and a copy must be provided to the Venue prior to the event date.

Alcohol service must end no later than: 10:00 PM or when the certified server leaves the venue.

Beer, wine and ciders allowed. NO hard alcohol.

The Client assumes responsibility for ensuring alcohol is served and consumed responsibly.

The Client agrees:

- Alcohol will only be provided to individuals of legal drinking age.
- No underage drinking will be permitted.
- Guests will not engage in unsafe or disruptive behavior related to alcohol consumption.
- Transportation arrangements should be considered for guests who are unable to safely drive.

The Venue reserves the right to stop alcohol service, remove guests, or terminate the event if alcohol consumption results in unsafe, illegal, violent, or destructive behavior.

The Client may be held financially responsible for damages, cleanup, injuries, or additional costs resulting from alcohol-related incidents involving guests.

Client Initials: _____

Venue Initials: _____

SECTION 12 — DECORATIONS, PROPERTY USE & RESTRICTIONS

The Client agrees to protect the Venue property and surrounding environment.

The following are prohibited unless approved in writing:

- Nails, screws, staples, or permanent attachments
- Damage to structures, trees, landscaping, or natural features
- Glitter, confetti, rice, or materials requiring extensive cleanup
- Fake flower petals left throughout the property
- Helium tanks
- Popping balloons on the property
- Moving Venue property without approval
- Altering the property layout without permission

Balloons are permitted; however, balloons may not be popped on the property.

All decorations must be removed by the agreed departure time.

Any damage or additional cleanup required may be deducted from the security deposit.

Client Initials: _____

Venue Initials: _____

SECTION 13 — CLEANING & FINAL CONDITION REQUIREMENTS

The Client agrees to return the Venue property in the condition it was provided.

The Client is responsible for ensuring:

- All personal belongings are removed
- Decorations are removed
- Trash is properly disposed of
- Camping areas are cleaned
- Equipment and furniture are returned to their original locations
- All rented or borrowed items are accounted for

Guests must use provided restroom facilities and leave them in a reasonable condition.

Excessive mess, damage, or misuse may result in additional cleaning or servicing fees.

Failure to meet cleaning requirements may result in additional charges deducted from the security deposit.

The Venue reserves the right to charge additional cleaning or labor fees when required.

Client Initials: _____

Venue Initials: _____

SECTION 14 — CANCELLATION POLICY

The Client acknowledges that once this Agreement is signed and payments are received, the Venue reserves the event date exclusively for the Client and may decline other potential bookings for that date.

If the Client cancels the event more than four (4) months prior to the event date, 25% of payments made may be refunded.

If the Client cancels the event within four (4) months of the event date, all deposits and payments made are non-refundable.

Cancellation must be submitted to the Venue in writing.

Failure to make required payments does not constitute cancellation and does not release the Client from their contractual obligations.

The Venue is not obligated to provide refunds, credits, or rescheduled dates unless approved in writing by the Venue.

Client Initials: _____

Venue Initials: _____

SECTION 15 — WEATHER, NATURAL CONDITIONS & OUTDOOR PROPERTY ACKNOWLEDGMENT

The Client acknowledges that the Venue is located in a natural outdoor setting and accepts that outdoor conditions may vary.

The Client understands that conditions may include:

- Weather changes
- Rain
- Wind
- Heat
- Cold temperatures
- Smoke
- Mud
- Uneven terrain
- Wildlife
- Seasonal conditions

The Client is responsible for planning accordingly and communicating any outdoor conditions to guests.

Weather or natural conditions do not automatically qualify the Client for cancellation, refund, or rescheduling.

The Venue is not responsible for event disruptions caused by natural conditions outside of the Venue's reasonable control.

Client Initials: _____

Venue Initials: _____

SECTION 16 — FORCE MAJEURE & EMERGENCY CONDITIONS

The Venue shall not be held liable for failure to perform its obligations under this Agreement due to circumstances beyond its reasonable control, including but not limited to wildfire, wildfire smoke, mandatory evacuations, extreme weather, flooding, natural disasters, utility outages, government orders, public emergencies, or any other event that makes use of the Venue unsafe or impossible.

If such circumstances occur, the Venue may, at its sole discretion, offer a rescheduled event date, issue a credit toward a future booking, or cancel the event.

Refunds are not guaranteed unless required by applicable law or expressly approved by the Venue.

Client Initials: _____

Venue Initials: _____

SECTION 17 — LIABILITY, INSURANCE & INDEMNIFICATION

The Client is required to obtain event insurance prior to the event date.

Proof of event insurance may be requested by the Venue prior to the event.

The Client assumes responsibility for the event, all attendees, guests, vendors, contractors, and activities occurring during the rental period.

The Client agrees to protect, defend, indemnify, and hold harmless the Venue Owner, Venue representatives, and property owners from claims, damages, injuries, losses, liabilities, or expenses arising from the event.

The Venue is not responsible for:

- Injuries
- Accidents
- Lost, stolen, or damaged personal property
- Guest actions

- Vendor actions
- Weather conditions
- Natural conditions
- Activities outside the Venue's control

The Client is responsible for ensuring guests and vendors follow all Venue rules and safety requirements.

Client Initials: _____

Venue Initials: _____

SECTION 18 — FINAL INSPECTION & DAMAGE ASSESSMENT

The Venue reserves the right to complete a property inspection following the event.

The inspection may include:

- Event areas
- Camping areas
- Buildings
- Restrooms
- Furniture
- Equipment
- Landscaping
- Trails
- Surrounding property

The Client acknowledges that damages or additional cleaning needs may not be immediately visible and may be assessed after the initial walkthrough.

The Venue will provide written notice to the Client of any charges applied against the security deposit, including the reason for the charge and the amount deducted.

Client Initials: _____

Venue Initials: _____

SECTION 19 — ENTIRE AGREEMENT

This Agreement, including all attachments, addendums, rules, and policies, represents the complete understanding between the Client and the Venue.

Any changes or modifications must be made in writing and approved by both parties.

No verbal agreements or promises outside of this written Agreement shall be considered binding unless documented and signed by both parties.

If any portion of this Agreement is determined to be unenforceable, the remaining provisions shall remain in effect.

Client Initials: _____

Venue Initials: _____

FINAL CLIENT ACKNOWLEDGMENT

By signing below, the Client acknowledges:

- ☐ They have read and understand this Agreement.
- ☐ They understand all payment obligations.
- ☐ They understand cancellation terms.
- ☐ They understand guest count restrictions and additional fees.
- ☐ They understand camping rules and responsibilities.
- ☐ They understand photography limitations and additional charges.
- ☐ They understand alcohol requirements and OLCC requirements.
- ☐ They understand event insurance is required.
- ☐ They accept responsibility for guests, vendors, and property use.
- ☐ They understand that the Venue is located in a natural outdoor environment and accept the risks associated with outdoor conditions.

CLIENT SIGNATURE

Client Name: _____

Signature: _____

Date: _____

Client Name: _____

Signature: _____

Date: _____

VENUE REPRESENTATIVE SIGNATURE

Venue Representative: _____

Signature: _____

Date: _____

SECURITY DEPOSIT AUTHORIZATION

Security Deposit Amount:

\$500.00

Client authorizes the Venue to deduct applicable charges from the security deposit as outlined in this Agreement.

Client Signature: _____

Date: _____