SONS AND DAUGHTERS OF ITALY LODGE

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RENTAL CONTRACT 9/1/2022

NAME:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_EVENT DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

ADDRESS:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

PHONE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ E-MAIL:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TERMS AND CONDITIONS:

TERMS CONDITIONS AND RENTAL RATES ARE SUBJECT TO CHANGE AT ANY TIME AND WILL APPLY TO ALL RENTALS IMMEDIATELY AFTER THE CHANGE IS MADE.

1. **RENTAL INFORMATION**:

ALL RENTALS ARE FOR FOUR EVENT HOURS AND THREE HOURS OF SET UP TIME. ALL RENTALS MUST BE COORDINATED WITH OUR OFFICE. THIS AGREEMENT SHALL BE RESTRICTED TO THE DATES, TIMES, AND PURPOSE SPECIFIED HEREIN THIS CONTRACT

THE RENTAL FEE MAIN HALL IS $2,400.00 PLUS TAX $180.00 = $2,580.00. THE MAIN HALL AREA IS LIMITED TO NO MORE THAN 350 PEOPLE. ANY EVENT OVER 3OO PEOPLE MUST PAY AN ADDITIONAL FEE OF $120.00 TO ADD AN ADDITIONAL SECURITY OFFICER.THE RENTAL SPACE INCLUDES, THE BAR ROOM, SERVING ROOM, AND LOBBY. ADDITIONAL ROOM SPACE CAN BE RENTED FOR A FEE. THE RENTAL INCLUDES THE USE OF A WARMER, AN ICE MACHINE, POTRABLE BAR, TABLES AND CHAIRS, AND A WHITE REFRIGERATOR. THE MAIN HALL RENTAL MAY BE EXTENDED FOR $300.00 AN HOUR PLUS TAX. ALL FEES DUE MUST BE PAID 30 DAYS PRIOR TO THE EVENT. IF YOU EXCEED THE THREE HOUR SET UP TIME, AN HOURLY FEE OF $15.00 AN HOUR LIMITED UP TO TWO HOURS MUST BE PAID TO THE VENUE HOUSE PERSON. A FEE OF $100.00 AN HOUR PLUS TAX WILL BE CHARGED OVER THE 5 HOUR SET UP TIME LIMIT. IF YOU WISH TO EXTEND THE VENUE FOUR HOUR RENTAL, YOU MUST NOTIFY THE VENUE WITHIN 10 BUSINESS DAYS OF THE EVENT. NO HOURS CAN BE ARRANGED FOR AN EXTENSION ON THE DAY OF THE EVENT. ANY EXTENSION HOURS MUST BE PAID BY CERTIFIED FUNDS ONLY.

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THE RENTER UNDERSTANDS THAT PAYING ONLINE, USING A CREDIT OR DEBIT CARD WILL RESULT IN A CONVENIENCE FEE

A DAMAGE DEPOSIT OF $300.00 PER RENTAL IS REQUIRED TO SECURE THE RENTAL DATE AND COVER ANY DAMAGE. THERE IS A ONE HOUR TIME FRAME TO EXIT THE BUILDING AFTER THE EVENT. A FEE OF $15.00 AN HOUR AFTER THE EXIT HOUR MUST BE PAID TO HOUSE PERSON. **THE FACILITY CLOSES AT 1:00 AM**

THE DAMAGE DEPOSIT IS REFUNDABLE, IF THERE ARE NO ISSUES RESULTING FROM THE RENTAL. FAILURE TO PAY THE TOTAL RENTAL FEE DUE WITHIN 30 DAYS PRIOR TO EVENT DATE, THE RENTER WILL FORFEIT THE DEPOSIT MONEY. ONCE THE RENTER HAS MADE THE DEPOSIT, IT BECOMES NONREFUNDABLE AFTER 7 DAYS FROM THE DATE THE PAYMENT IS MADE SHOULD YOU CANCEL THE CONTRACT

RECTANGULAR TABLES AND CHAIRS ARE PART OF THE RENTALS; HOWEVER, ROUND 72 INCH TABLES CAN BE RENTED FOR $12.00 EACH, PLUS TAX, AND A SET UP AND TAKE DOWN FEE OF $55.00

THE FACITITY STOVE AND OVENS CAN BE RENTED FOR $90.00 PLUS TAX $6.75=$96.75 (FOUR HOUR TIME LIMIT). A FEE OF $25.00 PLUS TAX PER HOUR WILL BE CHARGED IF YOU EXCEED THE FOUR-HOUR STOVE OR OVEN TIME LIMIT

THE FACILITY PUBLIC ADDRESS SYSTEM MAY BE RENTED FOR $50.00 AN HOUR AND INCLUDES TWO PORTABLE MICROPHONES. THE FACILITY PORTABLE PODIUM CAN BE USED IN MEETINGS FOR NO FEE

PLEASE SEE THE RENTAL SECRETARY FOR ANY OTHER RENTAL SERVICES YOU MAY REQUIRE, LIKE A WEDDING CHANGING ROOM, AN ADDITIONAL STORAGE AREA, ETC. THESE ADDITIONAL AREAS CAN BE ARRAINGED FOR A FEE

ALL AREAS USED IN THE RENTAL MUST BE CLEANED UP OF BOXES, PAPER, FOOD, DRINK, DECORATIONS, TABLE COVERS, CHAIR COVERS, ETC. ALL WASTE ITEMS MUST BE PUT IN A RECEPTACLE AND PLACED IN THE FACILITY DUMPSTER. THE CATERING AREAS MUST BE CLEAN AND WIPED DOWN WITH DISINFECTANT, PER THE HEALTH DEPARTMENT. RENTED AREAS MUST BE SWEPT AND ALL SPILLS MOPPED. ALL RENTED AREA WILL BE INSPECTED AFTER THE EVENT

NO CHANGES OR AMENDMENTS TO THIS CONTRACT SHALL BE EFFECTIVE UNLESS MADE IN WRITING AND SIGNED BY BOTH PARTIES. THE FAILURE OF THE SONS AND DAUGHGTERS OF ITALY HALL TO SUBSEQUENTLY ENFORCE ANY PROVISIONS OF THIS AGREEMENT SHALL NOT BE CONSTRUED AS A WAIVER OR LIMITATION TO ENFORCE STRICK COMPLIANCE WITH EVERY PROVISION OF THIS CONTRACT.THIS RENTAL CONTRACT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA

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1. **THE LESSEE’S RESPONSIBILITY**:

LESSEE SHALL BE RESPONSIBLE FOR ENFORCING THE GUIDELINES AND RULES SET FORTH HEREIN, AND SHALL PROMPTLY REPORT ANY INCIDENTS WHICH MIGHT ADVERSELY AFFECT THE FACILITY AND /OR THE PREMISES. LESSEE AGREES TO ADVISE ALL OF LESSEE’S VENDORS, LICENSEES, GUEST, AND AGENTS OF THE RULES AND INSTRUCT THEM TO ABIDE BY THE SAME. ANYONE VIOLATING THE TERMS OF THIS AGREEMENT IS SUBJECT TO REMOVAL FROM THE PREMISES BY LESSOR

3. **CATERING STANDARDS**:

THE VENUE WILL PROVIDE THE NECESSARY GARBAGE, TRASH BAGS, AND TRASH CONTAINERS TO BE USED BY THE CATERER. ALL GARBAGE AND TRASH MUST BE REMOVED FROM THE BUILDING AND PLACED IN THE VENUE’S DUMPSTER. NO OBJECTS ARE TO BE PLACED IN THE ICE MACHINE. THE FAN OVER EXIT DOOR IN KITCHEN WILL BE ON WHILE THE BACK DOOR IS OPEN

1. **NEIGHBORHOOD COMMUNITY**:

THE SONS AND DAUGHTERS OF ITALY HALL IS LOCATED IN A COMMUNITY NEIGHBORHOOD AND THE RENTER UNDERSTANDS THAT THERE IS AN AGREEMENT WITH THE NEIGHBORS THAT THERE IS TO BE NO RENTAL PASSED MIDNIGHT. THERE IS TO BE NO BAND OR LOUD MUSIC PLAYED BEYOND THE BOUNDARIES OF THE PROPERTY AND THE MUSUC MUST END AT MIDNIGHT. WHEN LEAVING THE BUILDING PLEASE ADHERE TO ANY FORM OF LOUD NOISE THAT CAN BE AN ISSUE WITH THE NEIGHBORS

1. **VENUE PARKING**:

THE RENTER UNDERSTANDS THAT ALL PARKING WILL BE ON APPROVED PARKING AREAS. LEGAL STREET PARKING CAN BE USED; HOWEVER, NO BLOCKING OF RESIDENTS DRIVEWAYS OR PARKING IN HOMEOWNERS’ PRIVATE AREAS. ANY ILLEGAL PARKING IS SUBJECT TO TOWING AND STORAGE FEES. THE VENUE WILL REVIEW WITH THE RENTER PARKING AREAS FOR OVERFLOW PARKING OF THE VENUE’S PARKING LOT. THE SONS AND DAUGHTERS OF ITALY ARE NOT RESPONSIBLE FOR ANY PARKING BEYOND THE BORDER OF THE PREMISES

1. **VENUE STORAGE AREAS**:

THERE IS NO EARLY OR OVERNIGHT STORAGE AREAS AVAILABLE BEYOND NORMAL LOAD IN AND LOAD OUT TIMES. THE VENUE IS NOT RESPONSIBLE FOR LOST OR STOLEN ITEMS. THE RENTER UNDERSTANDS THAT ALL EQUIPMENT AND MATERIALS BELONGING TO THE RENTAL MUST BE OUT OF THE BUILDING AT THE END OF THE RENTAL

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1. **DAMAGES:**

THE RENTED SPACES WILL BE IN A CLEAN CONDITION PRIOR TO YOUR EVENT AND YOU ARE TO RETURN THE SPACE(S) TO THE SAME CONDITION IN WHICH IT WAS FOUND. FAILURE TO RETURN THE RENTAL AREAS IN THE CONDITION IT WAS FOUND WILL LEAD TO A FORFEITURE OF A PORTION OF THE SECURITY DEPOSIT TO COVER THE NECESSARY EXTRA LABOR OR ANY TRASH FEES. **THE VENUE IS A NON- SMOKING FACILITY**

**THE VENUE WILL FOLLOW THE CDC GUIDELINS AND PROTOCOL**

**NO GLASS BOTTLES SHALL BE BROUGHT INTO THE RENTAL FACILITY**

**NO COOLERS ARE TO BE BROUGHT INTO THE RENTAL FACILITY**

1. **ALCOHOL**:

**LESSEE SHALL HAVE THE RIGHT TO SERVE ALCOHOL BEVERAGES AT THE EVENT, ONLY IF LESSEE USES A DULY LICENSED CATERER OR BARTENDING VENDOR IN COMPLIANCE WITH LOCAL, STATE AND/OR FEDERAL LAW**. **SELLING ALCOHOL OR CHARGING ADMISSION OR SELLING TICKETS IN CONNECTION WITH ALCOHOL CONSUMPTION IS STRICKLY PROHIBITED UNLESS AN APPROPRIATE LICENSE OR VENDOR IS SECURED. ALCOHOL BEVERAGES SHALL NOT BE SERVED TO ANYONE WHO APPEARS INFLUNCED OR AFFECTED BY ALCOHOL OR ANY OTHER SUBSTANCE. NO ALCOHOL IS TO BE SERVED TO MINORS.**

**AN INSURANCE POLICY LIQUOR LIABILITY COVERAGE AND EVENT LIABILITY INSURANCE IS REQUIRED. THIS SHALL BE PAID FOR BY LESSEE AND SHALL NAME THE SONS AND DAUGHTERS OF ITALY AS ADDITIONAL INSURED. SUCH INSURANCE SHALL INCLUDE PUBLIC LIABILITY AND PERSONAL PROPERTY DAMAGE INSURANCE AND INSURE THE SONS AND DAUGHTERS OF ITALY AND ITS VOLUNTEERS, AND CONTRACTED VENDORS AGAINST ALL BODILY INJURY, PROPERTY DAMAGE, PERSONAL INJURY AND OTHER LOSS ARISING OUT OF LESSEE’S USE AND OCCUPANCY OF THE PREMISES, OR ANY OTHER OCCUPANT ON THE PREMISES, INCLUDING WALKWAYS TO THE PREMISES AND SIDEWALKS. THE INSURANCE REQUIRED HERE UNDER SHALL HAVE A SINGLE LIMIT LIABILITY OF NOT LESS THAN $1 MILLION AND GENERAL AGGREGATE LIABILITY OF NOT LESS THAN $2 MILLION. THE SONS AND DAUGHTERS OF ITALY SHALL BE NAMED AS ADDITIONAL INSURED OF SAID POLICY**. **THIS POLICY MUST INCLUDE HOST LIQUOR LIABILITY COVERAGE.**

**\*\*LIQUOR SERVICE LAST CALL WILL BE WITHIN THE LAST 30 MINUTES OF THE VENUE RENTAL**

**\*\* LIQUOR SERVICE WILL BE ADJUSTED IF MORE HOURS ARE PURCHASED ACCORDINGLY**

**PLEASE SEE THE RENTAL SECRETARY FOR LIQUOR AND LIABILITY INSURANCE INFORMATION**

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1. **VENDORS**:

ALL VENDORS MUST SIGN A VENDOR AGREEMENT IN ORDER TO WORK AT THIS VENUE. THE LESSEE IS RESPONSIBLE FOR ALL ACTS, OMISSIONS, AND DAMAGE CAUSED BY THE VENDOR. A DETAILED TIMELINE, INCLUDING VEHICLE ARRIVAL TIME, EVENT DETAILS, AND BREAKDOWN TIMES WILL BE PROVIDED TO THE VENUE COORDINATOR HOUSE PERSON THIRTY DAYS PRIOR TO THE EVENT. ANY FOOD OR BEVERAGE SERVICE OR PREPARATION ON VENUE FIXTURES MUST BE PROVIDED A SURFACE COVER AND/OR MOISTURE AND HEAT BARRIER.

**OPEN FLAMES ARE STRICTLY PROHIBITED**

NO VENUE ART WORK OR LIGHTING SHALL BE TOUCHED WITHOUT THE EXPRESS CONCENT OF THE VENUE HOUSE PERSON

**ALL DECORATORS MUST PRESENT THEIR LIABILITY INSURANCE PRIOR TO DECORATING THE DRAPERIES**

VENUE HOUSE PERSON WILL ARRIVE PRIOR TO THE EVENT AND COORDINATE ANY LAST-MINUTE DETAILS WITH THE EVENT COORDINATOR

1. **HOUSE PERSON (VENUE COORDINATOR):**

THE HOUSE PERSON WILL BE AVAILABLE AND REPERESENT THE VENUE AND BE PRESENT DURING THE ENTIRE RENTAL PROCESS. THE HOUSE PERSON WILL ACT AS AN INSIDE GUARD AND HAVE A SECURITY DEPUTY OUTSIDE THE VENUE. ADDITIONAL SECURITY MAY BE USED AS PER EVENT NEED. THE HOUSE PERSON WILL BE PAID BY THE RENTER FOR ANY ADDITIONAL TIMES OTHER THAN THE CONTRACTED TIME FRAMES.

1. **TABLE AND CHAIR DIAGRAMS**:

ALL RENTERS MUST PRESENT A TABLE AND CHAIR DIAGRAM NO LATER THAN TWO WEEKS PRIOR TO THE EVENT DATE. THERE WILL BE A $100.00 FEE FOR ANY CHANGES WITHIN THE TWO-WEEK DEADLINE

1. **RENTAL CONTRACT INFORMATION**:

RENTER NAME:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ EVENT DATE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

TYPE EVENT:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_NUMBER OF GUEST:\_\_\_\_\_\_\_\_\_\_\_\_

EVENT HOURS:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_SET UP DIAGRAM\_\_\_\_\_\_\_\_\_\_\_\_\_\_

SETUP DATE/ TIME:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_DEPOSIT PAID:\_\_\_\_\_\_\_\_\_\_\_

CATERER:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ MUSIC:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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1. **HOLD HARMLESS**:

IN CONSIDERATION FOR THE RENTAL PREMISES AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RENTER ASSUMES ANY AND ALL LIABILITY FOR THE RENTAL PREMISES INCLUDING, ANY ALCOHOL, COOKING AREAS, BAR AREAS, RESTROOMS, APPLIANCES, GUEST PARKING AREAS, ETC. AND AGREES TO HOLD THE SONS AND DAUGHTERS OF ITALY HARMLESS FROM ANY AND ALL LIABILITY FROM A THIRD PARTY OR OTHER PERSONS AND AGREE TO INDEMIFY THE SONS AND DAUGHTERS OF ITALY FROM ALL EXPENSES, INCLUDING ATTORNEY FEES, FOR ANY MATTERS RELATING TO THIS AGREEMENT

DATED THE \_\_\_\_\_\_\_\_\_\_DAY OF\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_. 20\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

RENTER SIGN: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 14. **RENTAL CONTRACT CONSENT AND RELEASE**:

I HAVE READ THIS AGREEMENT AND HEREBY AGREE TO ALL TERMS AND SPECIFIC CONDITIONS SET FORTH IN THIS RENTAL CONTRACT. I AM PERSONALLY RESPONSIBLE AND OBLIGATED TO PAY ALL CHARGES DUE THIS FACILITY. I FURTHER ACKNOWLEDGE AND AGREE THAT ANY BREACH OF THE CONDITIONS MAY RESULT IN THE TERMINATION OF MY RIGHT TO USE THE PREMISES

RENTER SIGN:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

LODGE OFFICIAL SIGN:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

1. **ANY SPECIAL REQUIREMENTS**:

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