**RENTAL AGREEMENT**

This rental agreement is entered into between “Renter,” and Let’s Meet Up, hereinafter referred to as “Owner,” collectively referred to as “Parties.”

1. **Property Description:** The Renter agrees to rent the following property:
   1. Let’s Meet Up event space, including main area, back room, and enclosed porch.
   2. Located at 3058 N 16th St Suite B, Phoenix AZ 85016
2. **Rental Period:** The rental period shall commence on       at       and shall terminate on       at      .
3. **Payment Terms:** The Renter shall pay the Owner a rental fee of      . A security deposit equal to 50% of the total amount may be required by owner and is payable 7 calendar days prior to the rental date and the remaining 50% due within 24 hours of the event start time. Security deposit will be credited to the total amount due.
   1. **Additional Time Billing:** Any additional time beyond the agreed-upon rental period may be billed in 15-minute increments based on the hourly rate. The Renter shall be notified of the additional charges and agrees to make payment for the extra time promptly. Extra time will be invoiced unless an alternate arrangement is made between Renter and Let’s Meet Up. Additional time may be requested but cannot be guaranteed available at the time of the request or at the end of the rental period.
4. **Termination and Cancellation:** Either Party may terminate this Agreement with written notice provided at least seven (7) calendar days prior to the termination date with a full refund if payment has already been made. If payment was made via a point-of-sale system including PayPal a 3% fee will be deducted on all refunds for the sole purpose of covering credit processing fees. 3% fee not deducted if cancellation is initiated by Owner. In the event of cancellation by Renter with notice less than what is notated above, Owner reserves the right to retain the security deposit.
5. **Use of Property/Equipment:** The Renter shall use the property/equipment solely for the purpose described in the initial request. The Renter agrees not to sublease or transfer the property/equipment without prior written consent from the Owner. The Renter shall be responsible for any damage caused by misuse or negligence. Furthermore, the Renter and all attendees shall adhere to a strict zero-tolerance policy concerning sections 4.1 and 4.2 on or around the property, including public use spaces. The Renter acknowledges that any violation of this policy may result in immediate termination of the rental agreement, and Renter shall be held solely responsible for ensuring compliance.

**5.1 Prohibition of Marijuana Use:** The Parties acknowledge and agree that the use of marijuana in any form, including but not limited to smoking, vaping, or consuming, is strictly prohibited on or around the property. This is in accordance with Arizona Law. Renter is liable for all guests in attendance while on or around the property.

**5.2 Alcohol Consumption:** The consumption of alcohol is permitted indoors only and at no time can be removed from inside the building. Alcohol is prohibited to be consumed in an outdoor area on or around the property. Alcohol brought onto the premises must comply with local laws and regulations. The maximum quantity of alcohol allowed per drinking person is as follows:

* 40 ounces of beer,
* 750 ml of wine, or
* 4 ounces of distilled spirits

**5.3 General Rules:** The Renter acknowledges that they have received and reviewed the attachment “Attachment A: General Rules” document, which outlines the rules and regulations for using the rented property. The Renter agrees to abide by all the rules stated in Attachment A during the rental period. Failure to comply with these rules may result in termination of the rental agreement.

1. **Liability and Insurance:** The Renter assumes all liability for injuries or damages incurred during the rental period. The Renter is advised to carry appropriate insurance coverage to protect against such risks. The Owner shall not be liable for any loss, damage, or injury to the Renter or any third party. If looking for private event coverage, policies can be obtained through [www.theeventhelper.com](http://www.theeventhelper.com) or other reputable insurance providers.
2. **Entire Agreement:** This agreement constitutes the entire agreement between the Parties and supersedes any previous agreements or understandings, whether written or verbal, relating to the subject matter herein.

By signing below the parties agree to the terms of this Rental Agreement.

Renters Name/Organization: [First/Last Name]

Signature:       Date:

*(An email agreement acknowledging this document may be accepted in lieu of a signature)*

Owners Name/Organization: Thea Bish / Let’s Meet Up

Signature: *Thea Bish*  Date: