

CONTRACT FOR RENTAL

VenYou 201

201 Redwood Ave
Niceville, FL 32578

A perfect event space for your private party,
club meeting, or special event.

DAMAGE DEPOSIT:	\$100 or ½ rental fee whichever is greater
CLEANING FEE:	\$125
RETURNED CHECK FEE:	\$30
TABLE CLOTH	\$3/each (for cleaning)
FLOWER ARRANGEMENTS	\$10/each

<u>RESERVATION FEES:</u>	<u>Half Day</u>	<u>Full Day</u>	<u>2Hr</u>
Saturdays	\$250	\$500	\$125
Sundays & Fridays	\$200	\$400	\$100
Monday – Thursday	\$150	\$300	\$ 75

CONTACT

PHONE:
850-280-4420

WEBSITE:
Venyou201.com

EMAIL:
venyou201@gmail.com

All revenues help support
CALM House Organization
A non-profit 501(c)3

*Sales tax will be applied to charges except tax exempt organizations
**Lessor reserves the right to adjust rate at any time before the contract is executed

- Damage deposit is required for the use of VenYou 201. Payment should be made in cash or check separate from the other fees at time of reservation. If damage occurs, the manager will determine the cost for repairs or excessive cleaning to be withheld from the deposit.
- One-half the total reservation fee is due at time of booking.
- The balance and cleaning fee are due one month prior to the Event. If not received, the reservation will be relinquished.
- We realize that cancellations are sometimes necessary. Therefore, we are happy to refund your money with a written notice at least 10 days prior to your event. Without a ten-day notice, one-half of your reservation fee will be forfeited.

HOURS: 8am – 9pm Sun-Thurs
8am – 11pm Fri & Sat. (includes clean-up time)

VENYOU 201 FEATURES:
Capacity maximum of 100
Caterer's prep/serving area
Sound system available
Projector and Electric screen available (additional deposit)
Tables, chairs and white tablecloths available
Vases with silk flowers (can be customized)

VenYou 201 Contract

Contact Person in charge of event: _____
To be called "Client" in the following paragraphs

Organization: _____
To be called "Client" in the following paragraphs

Phone # _____ Email: _____

Address: _____

Date of Event _____

Type of Event: _____

Time of Event: from _____ to _____ Set up time: _____ Breakdown time: _____

Expected attendance: _____

Tax Exempt? Yes / No If so, # _____
***Please attach copy of tax exemption certificate

Reservation Fee \$ _____ Security Deposit \$ _____ Final Payment Due \$ _____

Catering service you will use: _____

Caterer's phone number: _____ Email: _____

REGULATIONS

1. Use of VenYou 201 is by reservation only. Reservations must be made by contacting the manager at 850-280-4420 or venyou201@gmail.com. A reservation can be made for up to twelve months in advance. Reservations will only be binding with completed paperwork and required deposits. The damage deposit and a minimum one half of the rental fee must be paid to hold a reservation. The balance and cleaning fee must be paid at least 30 days prior to the event. Evidence of insurance coverage may be required in some instances.
2. The Client shall and will indemnify and hold harmless the CALM Organization, Inc., VenYou 201, its officers, agents, and employees against any loss, damage and/or liability that may be suffered, caused by, arising out of, or in any way connected with the use by the Client of the premises, or any part thereof, or the exercise of the regulations, or provisions granted herein. If the client intends to serve alcohol, proof of liability insurance must be provided naming CALM Organization, Inc. as additional insured.

3. The Client shall not damage, or allow to be damaged, the said premises or any fixture, or personal property located herein; in the event of any damage thereto, the Client shall promptly restore the premises or property to its original state, or repair or pay VenYou 201 for such damages. Any missing property, or furnishings such as, but not limited to, equipment, furniture, and sound system, incidental to a rental will be replaced or paid for by the Client to the satisfaction of VenYou 201.
4. The client shall not tape or drive any nails, tacks, pins, or any other objects on or into the floors, walls, ceiling, doors, windows, woodwork, or any other parts of said premises, nor change in any manner, nor move any fixtures on said premises. No alteration or change to the premises shall be made. No confetti, rice, glitter or other similar items are allowed. No candles other than battery operated.
5. The Client will promptly remove all decorations, displays, and equipment they have brought in, prior to the end of the reserved time, on the same day of use. Arrangements must be made in advance with suppliers for all equipment, furniture, or supplies to be picked up on the day of the event. A fee will be added for leaving items in the building after reservation time has expired.
6. NO SMOKING, vaping, drugs, or other controlled substances are allowed inside or anywhere on the premises of VenYou 201 or CALM House including the parking lots.
7. NO pets or animals are allowed in VenYou 201.
8. The Client must abide by all Federal, State, and local laws, regulations and ordinances.
9. No gambling or games of chance are allowed inside or on the premises of VenYou 201. This includes bingo, which is governed by a specific state law.
10. Violation of any of the established policies or regulations will result in ejection from the property and may result in partial or entire loss of security deposit.

Please initial each

_____ No decorations shall be attached to the walls, windows, doors, woodwork, ceiling or any other surface with tape, staples, push pins, nails or any other material. No candles (violation will result in partial or complete loss of deposit) See paragraph 4 above.

_____ Alcoholic beverages are permitted to celebrate the occasion such as wine or champagne. However, drinking to excess (such as being intoxicated) on property is NOT allowed. VenYou 201 assumes no responsibilities for any accident, on or off the premises, as a result of alcoholic beverage consumption. See indemnification, paragraph 2 above.

_____ NO SMOKING, vaping, drugs, or other controlled substances are allowed inside or anywhere on the premises of VenYou 201, include the parking lot.

_____ The Rates & Rules are acknowledged and binding upon acceptance of reservation.

Lease of **VenYou 201, 201 Redwood Ave., Niceville, FL 32578**

This lease agreement entered into this date between **VenYou 201**, Niceville, FL, as LESSOR, and the **Client** signing this lease agreement, for valuable consideration mutually agree as follows:

I. PROPERTY AND TERMS

This lease pertains to the **VenYou 201** and is for the term and rental sum contained in the Reservation, Application and **VenYou 201** Regulations attached hereto and incorporated herein.

II. HOLD HARMLESS AGREEMENT

The **Client** shall use reasonable care and make reasonable, diligent efforts to avoid any harm, injury or loss of property to any person using these premises during the term of this lease and agrees to indemnify and hold harmless **VenYou 201** from any and all liability, sums and costs, including attorney fees and all other fees incidental to defend any loss or damage the **Client** may suffer as a result of claims, demands, costs or judgments resulting from the **Client's** use of the premises.

III. ASSIGNMENT AND SUBLETTING

Client shall not assign, transfer or sublet its rights, title or interest in this lease and the lease property without prior written approval from **VenYou 201**.

IV. Capacity of Limitations

The **Client** shall not exceed the capacity of 100 persons on the lease premises at any time.

V. COSTS AND EXPENSES

The **Client** shall pay upon demand all **VenYou 201's** reasonable expenses and costs incurred in enforcing the Client's obligation under this lease including legal costs, charges and/or expenses, including reasonable attorney's fees incurred by **VenYou 201** in any pre-litigation negotiation, litigation and/or appeal in which the Client causes **VenYou 201** to become involved or concerned.

The Client has read the VenYou 201 Regulations, clean-up rules and complete contract and hereby acknowledges and agrees to abide by the content of same.

Client's signature:

_____ Date: _____

Lessor – VenYou 201 Representative signature

_____ Date: _____