

Facility Event Space Rental Agreement

This contract for the rental of a venue is made this day, _____, by and between ILLINOIS DISTRICT OF THE AMERICAN TURNERS, hereafter referred to as the "Owner", and _____, hereafter referred to as the "Renter".

WITNESSETH:

WHEREAS, the Renter desires to temporarily rent, occupy, and make use of Owner's _____ facility and supporting areas identified as _____

_____ located at ILLINOIS TURNER CAMP, Algonquin, Illinois; (collectively the "Facility"); and

WHEREAS, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated.

NOW, THEREFORE, in consideration of the mutual covenants and agreements of the parties hereto, the receipt and sufficiency of which is hereby acknowledged, the parties agree to the following terms and conditions:

1. The Renter shall have use of the Facility at the following times for the purpose of hosting Renter's _____ event (hereinafter "Event") and for no other purpose:
 - a. Event Date: _____, 20____ (hereinafter "Event Date")
 - b. Set-Up Time: _____
 - c. Event Start Time: _____
 - d. Event End Time: _____
 - e. Number of Expected Guests: _____
2. Renter shall have access to the Facility on the Event Date by coordinating access times with Owner's Event Coordinator/Kitchen Facilitator on or before _____. Owner shall be responsible to secure the Facility after completion of the Event at the ending time designated above. Renter's guest number may not exceed the allowed number of people in the Facility at any time during the event, which is currently _____ occupants. Renter's guests attending the Event shall remain within the Facility and any areas supporting the Facility (e.g. restroom).
3. Renter shall pay to the Owner the following amounts no later than _____, which shall be refundable in the event Renter cancels this Agreement by providing Owner written notice at least 30 days prior to the Event Date:
 - a. Rental Fee:
 - i. Memorial for Turner Member or a family member - \$0.00

- ii. All other events - \$250.00
 - b. Bar Deposit: \$250.00, which shall be applied to the final cost of alcohol and serving supplies utilized. Owner shall reconcile the total cost of such alcohol and supplies used and return any overage to Renter within 30 days after the Event Date. Owner shall bill Renter for any additional amounts which shall be due within 30 days of the date of the invoice.
 - c. Security Deposit: \$100.00, which shall be utilized by Owner to cover any clean-up and/or damages to the Facility as provided in Paragraph 5.
- 3. Renter shall be responsible for catering, decorations, music/audio equipment, hiring and paying for any servers and Basset-certified bartenders for the Event. Renter shall coordinate with Owner's Event Coordinator/Kitchen Facilitator for the hiring of any available Basset-certified bartenders currently employed or utilized by Owner at the Facility.
- 4. Renter shall not use the kitchen facilities for cooking or meal preparation for the Event. The kitchen counter areas may be used for serving food only for the Event. Renter may use an outside caterer for the event provided that the caterer provides a copy of their certificate of insurance.
- 5. Renter shall remove all personal property, trash, and other items that were not present in the Facility when Renter took control of it and leave the Facility in broom-clean condition. Owner shall not be held liable for any property left on or about the Facility after the Event's conclusion.
- 6. Upon Renter's completion of his/her/their/its obligations hereunder, Owner shall return to Renter the security deposit minus any amounts deemed necessary to clean and/or repair damages inflicted upon the Facility by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent. In the event the Bar Deposit does not cover the final cost for alcohol and supplies, Owner may apply the security deposit to the amount remaining and bill Renter for any additional amount due. Owner shall return any unused portion of the security deposit to Renter within 30 days after the Event Date.
- 7. In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 1% per month from the due date until it is paid. Renter shall also be liable to Owner for any legal fees, court costs, and other expenses associated with collection. If Renter owns a cottage at ILLINOIS TURNER CAMP, then Owner shall have the right, but not the obligation, to assess unpaid costs which are 3 months or more past due to the annual invoice for ground fees, along with other late fees and penalties assessed under the Rules and Regulations of the Illinois Turner Camp.
- 8. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the Facility, and shall indemnify and hold harmless the Owner, its directors, officers, employees and agents against any and all legal actions which may arise from Renter's use of the Facility.
- 9. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

IN WITNESS WHEREOF, the parties hereto execute this Agreement as of the date set forth below their respective signatures.

OWNER:

ILLINOIS DISTRICT OF THE AMERICAN TURNERS

By _____

Event Coordinator/Kitchen Facilitator

Date: _____ 20 _____

RENTER:

Name: _____

Address: _____

Phone: _____

Signature: _____

Printed Name: _____

Date: _____ 20 _____