

Rental Building
Tri-County Livestock Market, Inc.
Rental Agreement

Date: _____

Name: _____

Organization: _____

Contact person: _____

Telephone: _____ Alternate Telephone: _____

Name of Event: _____

Event Date: _____

Event Time: _____ to _____

Number of attendees expected: _____

Will alcoholic beverages be served? Yes _____ No _____ (If yes, must purchase insurance)

Will event include music? Yes _____ No _____

Will event serve food/beverages Yes _____ No _____

Be Catered Yes _____ No _____

Rooms needed: Front only _____ Entire building _____

Front Room (Maximum 50 People)	Half Day	\$100.00	Full Day	\$200.00
Entire Building	Half Day	200.00	Full Day	350.00
Front Deposit	\$100.00		Entire Deposit	\$200.00
Front Deposit event with Alcohol	\$200.00		Entire Deposit Alcohol	\$300.00

- Prices subject to change.

Half Day – up to 5 hours Full Day – greater than 5 hours

If available the evening before a rental and the morning after may be reserved for \$50.00 each.

This only available for full day rentals.

Sweeping and Mopping may be set up in advance for \$25.00 for front, and \$50.00 for entire building. This does not include cleaning tables, or taking out the trash.

Deposit: \$ _____ Rental Fee: \$ _____

Additional Fees: \$ _____

Additional Fees: \$ _____

Total Due: \$ _____

I have read and understand the facility use guidelines.

_____ Printed Name

_____ Signature _____ Date

Rental stipulations, rules and regulations:

1. The facility will be rented on a “first come, first served” basis. A reservation for the facility will be considered confirmed only upon receipt of a signed rental agreement and full payment of the prescribed deposit. Rental fee is due 7 days prior to the event..
2. The contact person for the lessee will be on the premises at all times when the lessee is physically using the premises. (decorating, cleaning, preparing for the activity, etc)
3. All events must end by 1:00 AM
4. All activities should be contained to the specific rented area. Any and all areas of Tri-County Livestock Market, Inc. are forbidden.
5. Nothing shall be allowed that would interfere with the normal business activities of Tri-County Livestock Market, Inc.
6. This is a smoke free facility.
7. Teenage events (18 years and younger) must include at least two adult chaperons (parents) and at least one additional for each twenty-five attendees over fifty.
8. Nothing shall be attached in any fashion to the walls or doors of the building. Lessee agrees to leave the premises in the same condition as existed on the date that possession thereof commenced. All table and chairs should be put back in place as prior to the rental. See the table and seating chart as attached.
9. Grounds should be left free of litter. Trash should be bagged and deposited in the dumpster; all floors should be swept, mopped, and tables wiped clean before renter leaves the premises.
10. Tossed items: the lessee will not permit any person or persons to throw, spread, or toss any items whatsoever inside the facility. The lessee is permitted to toss birdseed only outside the facility.
11. Noise of any kind must be kept at a reasonable volume.
12. Everything brought into the building (food, beverages, decorations and trash) must be removed at the conclusion of the event. We are not responsible for any property brought on to the premises that is not removed upon the expiration of the agreement.
13. No sporting events will be permitted or conducted. Sporting events are to include, but are not limited to the following: wrestling, boxing, strength competitions, cheerleading, and aerobics.

14. Obstruction of access. No portions of the sidewalks, entries, passageways, aisles, vestibules or other ways of access of the premises shall be permitted to be obstructed, nor shall any windows, ventilators or ventilating fixtures be obstructed.
15. We hold the right to add additional rules or stipulations to the use of the facility at any time and may waive rental fees at its discretion.
16. Cancellation shall be made 10 working days prior to the event . Deposit will not be refunded if the lessee fails to give notification of cancellation in said time frame.
17. All users of the facility shall be required to sign a rental agreement prior to using such facilities and person signing must be at least 21 years of age.
18. Failure to comply with these regulations will result in the denial of future use of the facilities.
19. Observance of laws and Regulations: the lessee shall comply with all laws and with regulation pertaining to the rental agreement. Violations by the lessee or its agents or employees may result in the cancellation of the rental agreement and/or discontinuation of the use of the facility.
 - a. Animals and pets are not permitted in the building.
 - Seeing eye dogs are permitted.
 - b. Hazardous Materials
 - Lessee agrees not to bring onto the leased premises, any material, substances, equipment or object which is likely to endanger the life of, or cause bodily injury to any persons on the premises or which is likely to constitute a hazard to property thereon.
 - c. Renters will be responsible for any and all cost to repair damage to the facility, furniture, equipment, or grounds, and any excessive clean-up required including but not limited to the amount of the deposit.
 - d. Alcohol
 - No alcohol can be sold on the premises

If alcohol is served the following apply:

 - Additional \$100.00 deposit.
 - Proof of host liquor liability insurance for date of event.
 - The renter must insure that minors are not served.
 - A bonded security officer (at renters expense) must be present
 - All alcohol must be removed from the premises at the end of the function
 - No person who appears to be intoxicated shall be served alcoholic beverages.
 - All state and local laws regarding alcoholic beverages must be strictly adhered to, including obtaining all necessary permits.

- e. Entertainment
 - All entertainment agreements are between the entertainer and the lessee.
 - We are not responsible for any of the entertainers equipment.
 - No equipment is allowed that would overload the building circuits and trip the circuit breaker.
 - The lessee will not permit any person or persons to bypass a breaker box or modify any electrical outlet, light fixture, switch or fan located on the leased premises.
 - No equipment is to be left overnight.

- f. Food & Catering
 - Kitchen may be used to warm and hold food. No food preparation is allowed on the premises (except beverage preparation)
 - Cooking with grease, oil, propane, gas, or any open flame is prohibited within the facility. Equipment such as roasters or crock pots to keep food warm is allowed.

- g. Control of Facility
 - In using the premises we retain the right to enforce all necessary and proper rules for the management and operation of same. Duly authorized representatives may enter the premises at any time and on any occasion without restrictions whatsoever. The entire facility shall, at all times, be under the charge and control of the lessor who in its reasonable discretion may suspend any activity which endangers life, causes bodily injury, threatens public health and safety, or violates community standards.
 - **Objectionable Conduct:** Any person at an event whose conduct is disorderly or disruptive may be ejected from the premises by the lessors representative or any peace officer. Disorderly or disruptive conduct may include, but not limited to the following:
 - Intoxication
 - Use of abusive, indecent, profane or vulgar language
 - Making offensive gestures or displays
 - Abusing or threatening another person in an offensive manner.
 - Making unreasonable loud noise.
 - Fighting with another person
 - Vandalism, or
 - Possession of firearms.

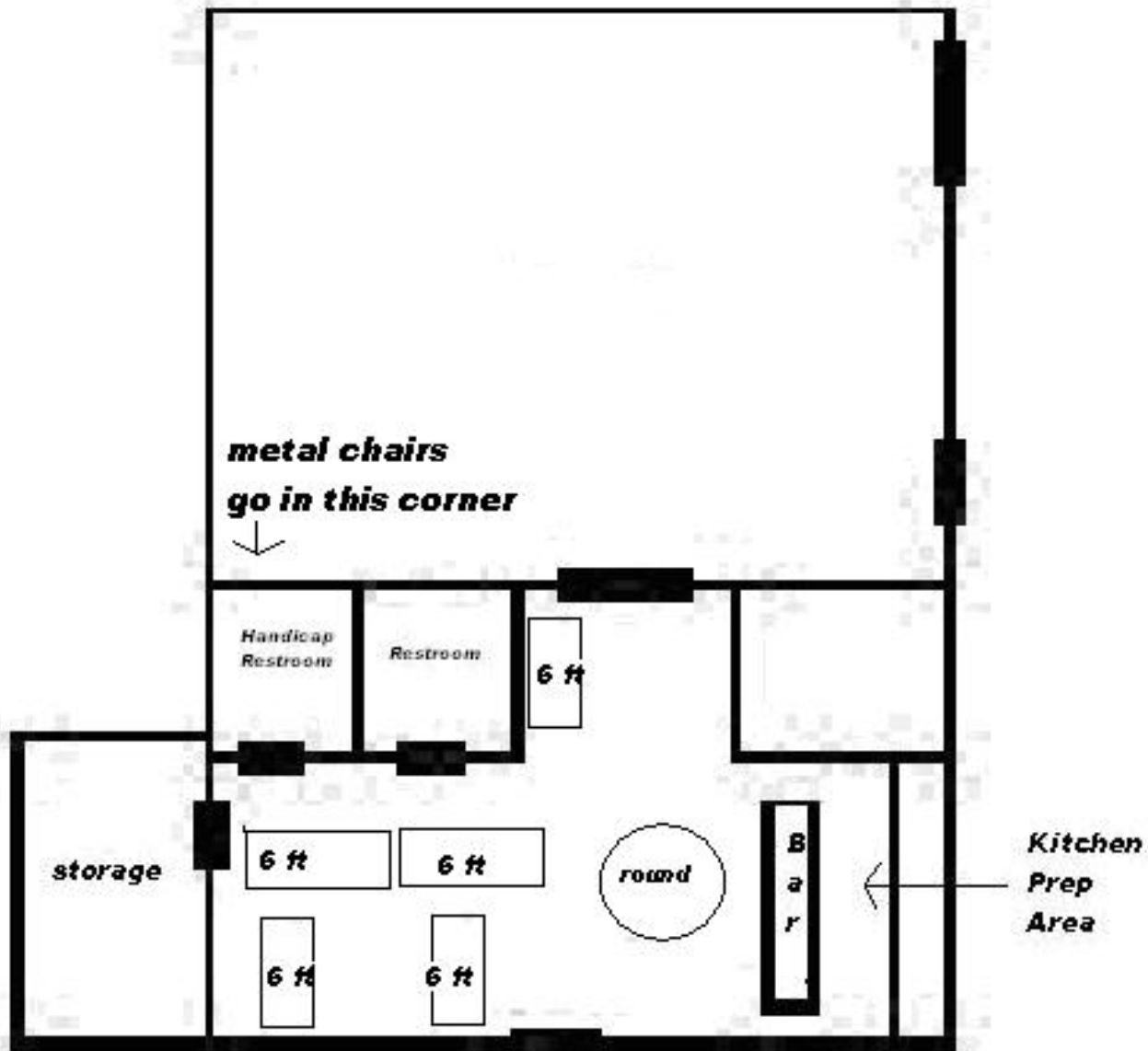
20. The lessee will ensure that no one, other than qualified, uniformed security personnel and law enforcement personnel, brings firearms onto said leased premises. The lessee will ensure that no one brings knives, other than knives used for food preparation, knives used for food consumption, or pocketknives with blades no longer than three inches, onto said premises.

21. The lessee for the event at which any such ejection occurs shall hold harmless, indemnify and defend the lessor against any claim related to such ejection.
22. Alterations
 - Lessee agrees to accept the leased premises “as is” without any obligation on us to alter or make any changes in any of its physical facilities.
23. **Indemnification:** Lessee acknowledges the lessor is only providing the space, utilities, tables and chairs. Lessee acknowledges that it will be responsible for the activities occurring on the leased premises during the period of its possession, and that it will permit no nuisance or illegal or immoral activity to take place thereon. Lessee further agrees that it will indemnify and hold harmless the lessor , its officers, agents, or representative from any claim for injury, assaults, fights, falls, or death to any person or persons or damage to any property during lessee’s possession of the leased premises.
24. Maximum occupancy – Failure to comply with maximum occupancy will result in immediate termination of the rental agreement.
 - Front Room – 50 People
 - Entire Building - 200 People
25. The lessor reserves the right to cancel any long term monthly scheduled rental agreements at any time.

Rental Manager & Contact Person
Casey Davis (903) 721-451

Building Layout / Table & Chair Layout

Please put tables and chairs back as the diagram shows.



- * **All wooden chairs in the front.**
- * **All metal chairs in the back.**
- * **5 six foot tables in the front.**
- * **1 round table in the front.**
- * **Rest of the tables stay in the back.**