



Fountain of Life

A LIFE CHANGING MINISTRY

Facility Event Space Rental Agreement

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

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at _____ and known as _____, and _____, and _____,

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

Now, therefore, the parties agree to the following terms and conditions:

- i. **EVENT DESCRIPTION / VENUE ACCESS:** The Renter shall have access to and use of the venue from _____ o'clock on _____, to _____ o'clock on _____, for the purpose of hosting the Renter's _____ event. Owner shall provide to Renter necessary access to Renter no later than _____.
- ii. **RENTAL COST:** The full rental fee for the use of the venue described in Paragraph I above shall be \$_____. The balance of the rental fee due, less the deposit described below in Paragraph III, shall be payable to the Owner within 72 hours of the start of the rental period described in Paragraph I above.
- iii. **DEPOSIT:** The Renter shall pay to the Owner the sum of \$_____ no later than _____ (30 days before the commencement of the rental period). Of this amount, \$_____ is a deposit that will be applied to rental charges upon final settlement of accounts. \$_____, for damages/cleaning deposit which will be paid by Renter for actual damages done to the venue by Renter or his/her associates.
- iv. **DEPOSIT AND BALANCE**
- v. The aforementioned deposit for the venue tenancy is understood by the lessee to be non-refundable nor transferable. The lessee further understands that the balance of payment is due no later than 30 days prior to the event date. Without further notice from the lessor, the lessor reserves the right to cancel reservations if the balance is not paid by that time. The venue rental rates must be paid by cashier's check or money order, credit/debit card. Personal checks will not be accepted less than 30 days prior to the event date. Further, the lessee understands there will be no refunds except where the lessor is responsible for the cancellation due to circumstances which include double-booking. However, the lessor reserves the right to offer an alternative date to the lessee in the event of said double-booking at least 60 days prior to the event date sought by the lessee. All certified funds must be made payable to Fountain of Life Ministries.
- vi. **EXPIRATION OF RENTAL PERIOD:** Within _____ of the rental period's expiration, Renter shall tender to Owner the rental fee balance due.
- vii. **REMOVAL OF BELONGINGS:** Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it.



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- viii. **UNPAID BALANCE FEES:** 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 _____% per year until it is paid. Renter shall also be liable to the owner for any legal fees, court costs, and other expenses associated with collection.
- ix. **LIABILITY:** 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 venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.
- x. **ARBITRATION CLAUSE**
All claims and disputes arising under or relating to this agreement are to be settled by binding arbitration in the state of Alabama or another location mutually agreeable to the parties. The arbitration shall be conducted on a confidential basis pursuant to the Commercial Arbitration Rules of the American Arbitration Association. Any decision or award as a result of any such arbitration proceeding shall be in writing and shall provide an explanation for all conclusions of law and fact and shall include the assessment of costs, expenses, and reasonable attorneys' fees. Any such arbitration shall be conducted by an arbitrator experienced in [insert industry or legal experience required for arbitrator] and shall include a written record of the arbitration hearing. The parties reserve the right to object to any individual who shall be employed by or affiliated with a competing organization or entity. An award of arbitration may be confirmed in a court of competent jurisdiction.
- xi. **DISPUTES:** Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.
- xii. **TERMS AND CONDITIONS**
This venue rental agreement and time tenancy term is made upon the following conditions and covenants: The Lessor covenants to keep the lessee in possession of said premises during said designated time frame as stated above, but shall not be liable for the early termination of said event if an altercation, dilemma, and/or dispute that may arise between the lessee's guests, security personnel, neighboring tenants, venue coordinator, staff and/or visitors upon the premises wherein security deems it necessary to order the immediate vacancy of the premises in an attempt to maintain order and peace. The lessee understands that in the event of such occurrence, no portion of the deposit and/or monies expended for said event will be reimbursed to the lessee under those circumstances. Nothing herein contained shall be construed as a warranty that said premises are in good condition or are fit or suitable for the use of the purposes for which are let to the lessee for said term. The lessor or lessor's agent have made no representation or promise with respect to said building or demised premises except as herein expressly set forth. The lessee has examined the leased premises and accepts the same in the physical condition in which the same now exist. The lessee is not permitted to assign, or sublease said premises without the written consent of the lessor. In the event that any such inappropriate assigning or subleasing is revealed, the lessor has the right to terminate said agreement and evict any such third parties from the premises and decline to refund any portion of payment made to the lessor to secure the event.



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In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter's Signature, Date <hr/>	Owner's Signature, Date <hr/>
Printed Name	Printed Name
Address	Address
City, State, Zip Code	City, State, Zip Code