

Beacon on Broadway Rental Agreement

This rental agreement, made this _____ day of _____, _____, by and between Ron Hoxie, hereafter referred to as Owner, and _____, hereafter referred to as Renter:

Whereas, Renter wishes to temporarily rent, occupy, and make use of Owner's venue located at 735 Broadway, Seaside, Oregon, known as Beacon on Broadway, and whereas Owner agrees to such rental in consideration of certain payments and covenants made to, and in favor of Owner:

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

1. Owner acknowledges receipt from Renter of \$_____. Of this amount, \$_____ is a non-refundable deposit to be applied to rental charges in the total amount of \$_____. The remaining amount received, \$_____, is Renter's deposit toward cleaning or damage made necessary by or resulting from, Renter's use of Owner's property. It is agreed that Renter shall be liable for any legally established cleaning/damage, exceeding said deposit.
2. Renter shall have access to and use of said venue from _____ o'clock on _____, to _____ o'clock on _____, for the purpose of hosting Renter's _____ event.
3. The full rental fee for said event shall be \$_____. The balance \$_____ shall be payable to owner on or before _____.

In the event Renter fails to pay said balance when due, Owner shall terminate this agreement, keep the deposit of \$_____ and refund to Renter the cleaning/damage deposit of \$_____. Owner shall also refund said rental deposit of \$_____ if owner rents said venue to another renter for the same rental period outlined in this agreement.

4. In consideration of Renter's payment to owner of the full rental fee, Owner shall provide and/or perform the items and/or services listed in Exhibit A, attached hereto.

5. Renter shall remove all personal property, trash, and other items that were not present in the

venue when Renter occupied it.

6. Renter shall also be liable to owner for any legal fees, court costs, and other expenses incurred in connection with this agreement.

7. Renter shall 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.

8. Any disputes arising under this contract shall be adjudicated in Owner's local jurisdiction.

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	Owner's Signature, date
Printed Name	Printed Name
Address	Address
Phone:	Phone:
Email:	Email: