

**COLUMBUS ALL-BREED TRAINING CLUB, INC.
BUILDING RENTAL AGREEMENT**



The following **Building Rental Agreement** was entered into on the _____ day of _____, _____, between **Columbus All-Breed Training Club, Inc.**, 2164 Williams Road, Columbus, OH 43207, (614) 491-7407, hereafter referred to as “**CATC**,” and Organization/Individual: _____
Contact Person: _____
Address: _____ City/State _____ Zip code _____
Contact Phone: (_____) _____ Email Address: _____

hereafter referred to as “**Renter**.”
CATC agrees to rent **Building A** _____, and/or **Building B** _____, to include indoor utilities, equipment and supplies on the floor, and its grounds (excluding the gated area located behind Building B when only Building A is being rented), as specified and agreed in the Building Rental Agreement, for the purpose of _____ (event description) and according to the following criteria set forth herein.

RENTAL TERMS AND CONDITIONS

A. Renter will pay CATC a security deposit of \$ _____, same amount as the total building rental fee, at the time of signing the Building Rental Agreement. Renter will return a signed copy of the Building Rental Agreement, either via email or US Postal Service, to CATC's Building Rental Chair. If the Building Rental Agreement is electronically signed and submitted via email, Renter will send the security deposit check to the Building Rental Chair under separate cover to the following address:

Building Rental Chair Address City State Zipcode

The Security Deposit will be returned to the Renter upon return of the gate key, provided CATC's inspection of the building(s), floor equipment, facility contents, dumpster, and grounds are in full compliance as specified and agreed in the Building Rental Agreement. **FAILURE TO COMPLY WITH THE TERMS OF THE BUILDING RENTAL AGREEMENT WILL RESULT IN THE FORFEITURE OF THE SECURITY DEPOSIT.**

B. Renter will send CATC's Building Rental Chair the total building rental fee, payable to CATC, in the agreed sum of \$ _____, **14 days prior to the date of the scheduled event**. If the building rental fee is not paid by the due date, a \$150.00 penalty will be added to the building rental fee and will be due and payable, prior to the building rental date. If the rental fee and penalty amounts are not paid prior to the building rental date, access to the building(s) and grounds will be denied, the Building Rental Agreement will be null and void, and Renter will forfeit the security deposit in its entirety.

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C. Provided all conditions under the Building Rental Agreement are met as specified and agreed, CATC will provide a key code and gate key to Renter. Renter will make arrangements with the Building Rental Chair or its designee for the delivery and return of the gate key.

D. Only the equipment and supplies on the floor in each building are included in the Building Rental Agreement (i.e., tables, chairs, ring gates, ring cleaning supplies, and one set of obedience jumps). If Renter requires additional equipment and/or supplies, additional fees must be negotiated.

E. Renter agrees to provide CATC a copy of liability insurance in the amount of \$300,000, minimum coverage for the building rental period. Should CATC find any damage to the buildings, equipment, facility contents, or grounds, Renter agrees to use Renter's liability insurance, or any form of payment, to cover the expenses of repair and/or replacement.

F. Renter will abide by all laws, rules, and regulations of the State of Ohio, the City of Columbus, Franklin County, and CATC, including those relating to the ethical treatment of dogs, and occupancy and usage of the rented premises.

G. Renter agrees not to assign or transfer all or any part of this Building Rental Agreement to a third party.

H. Renter agrees to allow authorized representative(s) of CATC to have access to the building(s) and grounds anytime during the rental period.

I. Renter agrees to provide its own building set-up and clean-up, **INCLUDING COMPLETE REMOVAL OF ALL TRASH FROM THE BUILDING(S) AND FROM THE GROUNDS.** (Renter may choose to pay CATC, 14 days prior to the event, an additional \$180.00, or current rate, whichever is less, to leave trash in CATC's dumpster for removal.) Building clean-up includes sweeping the floor, removing the trash, replacing trash bags in the trash cans, resetting the rings, cleaning the kitchen (Bldg. A), cleaning the conference room (Bldg. B), cleaning the restrooms, and returning all tables, chairs, equipment, and ring gates to their original places.

J. Renter will not place crates, exercise pens, tables, chairs, or water bowls on the floor mats without a plastic barrier under said items.

K. Renter will not sell any beer, wine, or any liquors of alcoholic content upon or about the premises.

L. Renter, its agents, employees, or patrons visiting the premises during the building rental period will not use any supplies (e.g., office, soft drinks, bottled water, etc.) other than that which is stipulated in the Building Rental Agreement.

M. Renter will not permit smoking within Building A or Building B.

N. Renter will not tape any sign(s) on any wall or door of CATC building(s). If Renter requires floor tape, removable tape must be used.

O. No grooming powder is to be used within the building(s).

P. Renter will provide any police and fire protection deemed necessary by CATC.

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Q. Snow removal will be done at the discretion of CATC.

R. At the end of the building rental period, Renter agrees to leave the premises in the same or better condition as accepted at the time of the signing of the Building Rental Agreement.

S. Renter agrees to ensure all building door(s) and the front gate are locked upon vacating the grounds.

T. Renter will not hold CATC liable for damage or theft of Renter's property.

U. Renter agrees to hold CATC harmless from any liability arising from accidents or injuries suffered by Renter, its agents, employees, or patrons visiting the premises during the building rental period.

V. Overnight camping/parking will be permitted at Renter's, its agents, employees, or patrons own risk. CATC does not guarantee security or assume any liability. The overnight camping/parking fee is \$20.00 per vehicle, per night. **No electrical or water hook-up will be permitted on the grounds.**

BUILDING RENTAL CALCULATION

BUILDING A	DAYTIME HOURS	TOTAL DAYTIME HOURS	DAYTIME HOURS	EVENING HOURS	TOTAL EVENING HOURS	EVENING TOTAL	TOTAL DAILY RENTAL COST
DATE(S)	7:00 AM TO 5:00 PM		NO. OF HOURS X \$25.00	5:00 PM TO 7:00 AM		NO. OF HOURS X \$20.00	

Optional Dumpster Fee \$ _____ Optional Camping Fee(s) \$ _____

Building A: TOTAL RENTAL COST FOR DATES LISTED ABOVE: \$ _____

BUILDING RENTAL CALCULATION

BUILDING B	DAYTIME HOURS	TOTAL DAYTIME HOURS	DAYTIME HOURS	EVENING HOURS	TOTAL EVENING HOURS	EVENING TOTAL	TOTAL DAILY RENTAL COST
DATE(S)	7:00 AM TO 5:00 PM		NO. OF HOURS X \$45.00	5:00 PM TO 7:00 AM		NO. OF HOURS X \$30.00	

Optional Dumpster Fee \$ _____ Optional Camping Fee(s) \$ _____

Building B: TOTAL RENTAL COST FOR DATES LISTED ABOVE: \$ _____

TOTAL RENTAL COST FOR THIS EVENT: \$ _____

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FACILITY WALKTHROUGH

Prior to signing the Building Rental Agreement, Renter has the option to examine CATC's building(s), equipment, facility contents, and grounds, through a scheduled facility walkthrough with CATC's Building Rental Chair or its designee. Any issues with said building(s), equipment, facility contents, and/or grounds will be noted at that time.

If Renter foregoes the facility walkthrough option, Renter agrees to accept CATC's building(s), equipment, facility contents, and grounds to be without issue.

- Scheduled Facility Walkthrough:** _____
Date and Time
- No Facility Walkthrough Requested**

Renter's Facility Walkthrough Representative, _____, found the following worth noting: _____

Renter's Facility Walkthrough Representative

CATC's Facility Walkthrough Representative

BUILDING RENTAL TERMINATION AGREEMENT

CATC may terminate the Building Rental Agreement at any time, IF Renter fails to occupy the premises on the date(s) and time(s) set forth in the Building Rental Agreement, OR if Renter fails to pay the building rental fee and security deposit in accordance with the terms of the Building Rental Agreement, OR upon a violation of any of the terms and conditions set forth in the Building Rental Agreement, then all rights and privileges herein granted will cease. Renter shall, upon termination of the Building Rental Agreement, immediately vacate the premises. All monies previously paid to CATC will be retained as liquidated damages.

This Building Rental Agreement consists of four (4) pages and is legal, in part, as well as in its entirety. In signing the Building Rental Agreement, Renter attests that he or she has read, understands, and agrees to all that is contained herein.

Signature
Renter's Authorized Representative

Printed Name and Title

Date

Signature of CATC's Building
Rental Chair or its designee

Printed Name

Date