

DATE OF EVENT: \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF KARNES

### LEASE AGREEMENT

This Lease Agreement made this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between the PANNA MARIA HALL, an organization having its principal office at 13912 N. FM 81 in Panna Maria, Texas, acting herein by the undersigned, its duly authorized agent, as LESSOR, and the undersigned LESSEE, acting herein individually, or in the capacity indicated, agree as follows:

LESSOR does by these presents, lease unto the LESSEE the following described property located in Panna Maria, Texas:

- \_\_\_\_ Hall
- \_\_\_\_ Diner
- \_\_\_\_ Barbeque Pit Building
- \_\_\_\_ Barbeque Pits
- \_\_\_\_ Extra Days @ \$50 each day (if building is available)
- \_\_\_\_ Other \_\_\_\_\_

For the term beginning the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_M and ending on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_ o'clock \_M, upon the following terms and conditions:

- a: LESSEE agrees to pay to LESSOR the rental amount of \$\_\_\_\_\_ as consideration for this lease. LESSEE agrees to pay a refundable damage deposit in the amount of \$ \_\_\_\_\_ due immediately.
- b: LESSEE agrees to hold harmless and indemnify the LESSOR of any and all liabilities occurring as a result of the LESSEE'S occupancy of the premises hereunder.
- c: LESSEE may dispense alcoholic beverages during the term hereof at its own cost and expenses and accepting all liability therefore and shall terminate the dispensing of such alcoholic beverages at \_\_\_\_ o'clock \_M on the \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.
- d: LESSEE, at LESSEE's expense, must clean up the leased premises prior to and after the termination of this lease and shall leave the premises in a clean condition, and dispose of all refuse properly.
- e: LESSOR assumes no responsibility for the loss of any of the property belonging to the LESSEE or LESSEE'S invitees, contractors, licensees, or guests.

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f: LESSEE agrees to assume all liability and to indemnify and hold harmless the LESSOR for any liability resulting from the dispensing of alcoholic beverages by the LESSEE.

g: LESSEE and LESSEE'S invitees, licensees, and guests are permitted to bring liquor onto the leased premises at their own expense and solely at their own risk.

h: LESSOR reserves the right to inspect the premises at any reasonable time during the term of this agreement.

i: LESSEE agrees, the LESSEE at its sole expense and cost shall repair any and all damage resulting from the occupancy of the premises by the LESSEE.

j: LESSEE acknowledges they have received and read, and will abide by the supplement rules pertaining to the building(s) they are leasing.

k: In the event the LESSOR is forced to retain the services of an attorney to enforce any of the terms of this lease, or should the LESSOR be forced to resort to Court action to enforce any of the terms of this lease, then and in that event, LESSEE shall be held liable for any and all amounts so expended.

EXECUTED this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to be effective as of the date first above written.

PANNA MARIA HALL

\_\_\_\_\_  
COMPANY

BY: \_\_\_\_\_  
LESSOR

BY: \_\_\_\_\_  
LESSEE

**Lessee's name/address to return deposit:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\*\*\* Please make checks payable to Panna Maria Hall

\*\*\* Damage deposit amount due immediately and will be returned to lessee after event if all cleaning is completed and there are no damages assessed.

\*\*\* Lessee agrees to all rules and has received a copy.