

FACILITIES RENTAL AGREEMENT

This Facilities Rental Agreement ("Agreement"), is entered into on _____, by and between The Butterfly Foundation/ Monarch Cafe, of 498 HOWARD ST STE A, Spartanburg, South Carolina 29303 ("Lessor") and _____, of _____, _____, _____ ("Lessee"). The parties hereto, intending to be legally bound, and in consideration of the mutual covenants hereinafter contained, agree as follows:

GRANT

Lessor, on the dates and times set forth herein, and subject to the terms and conditions of this Agreement, hereby grants to Lessee a approval to use Monarch Cafe ("Facility") for the _____ ("Event") to be held on _____ at _____.
Event Start Time: _____ am/pm Event End Time: _____ am/pm (4) hour block time.

Set up time/Decorate _____

DATE/TIMES OF PERMITTED USE

Access to the Facility for the Event will commence at _____ on the date of the Event and will end at _____.

Renter and or guest are prohibited from the use of the commercial kitchen without written permission from Owner/Manager.

Alcohol must be provided through the license of Monarch Cafe. Outside alcohol sales/distribution is prohibited and must be coordinated with Monarch Cafe Owner.

Outside food must be kept in the renters warmers and the renter is responsible for adhering to servesafe regulations

Rental agreement includes inside and outside use of the facility.

RENTAL FEE

Lessee shall pay to Lessor as a rental fee for the use by Lessee of the Facility, the sum of \$400.00, plus all other charges to be paid by Lessee under this Agreement (the "Rental Fee"). Lessee shall deposit the sum of \$200.00 to hold the date of the event requested with Lessor upon the execution of this Agreement, which sum shall be held by Lessor to cover any damages or cleaning to the facility. The deposit may be held up to 10 business days prior to returning it to the Lessee. The balance of the Rental Fee shall be paid in full by Lessee within 60 days from the termination date by Lessor.

INSURANCE

Lessee agrees that it shall, at its sole cost and expense, procure and maintain a policy of commercial general liability insurance (including contractual liability) in an amount not less than \$1,000,000.00 per occurrence, \$3,000,000.00 in the annual aggregate. Such insurance policies shall be carried with companies licensed to do business in the state, reasonably satisfactory to Lessor and shall be non-cancelable and not subject to material change except after thirty (30) days written notice to Lessor. Lessee shall deliver to Lessor duly executed certificates of insurance upon request. Lessor shall not at any time be liable for damage or injury to persons or property in or upon the Facility.

INDEMNIFICATION

Lessee shall indemnify, defend and save harmless Lessor, its officers, agents and employees from and against any and all loss, cost (including attorneys' fees), damage, expense and liability (including statutory liability and liability under workers' compensation laws) in connection with claims, judgments, damages, penalties, fines, liabilities, losses, suits, administrative proceedings, arising out of any act or neglect by Lessee, its agents, employees, contractors, Lessees, invitees, representatives, in, on or about the Facility. This indemnity shall survive the termination of this Agreement. Lessee hereby releases Lessor from any and all liability or responsibility to Lessee or anyone claiming through or under Lessee by way of subrogation or otherwise for any loss or damage to equipment or property of Lessee covered by any insurance then in force.

"AS-IS" CONDITION

Lessee agrees to accept the Facility in its "as-is" condition "with all faults".

ASSIGNMENT AND SUBLICENSING

Lessee shall not assign any interest in this License Agreement or otherwise transfer or sublicense the Facility or any part thereof or permit the use of the Facility to any party other than Lessee.

TERMINATION

Lessor may terminate this Agreement based upon any one or more of the following events:

A. Failure of Lessee to pay the Rental Fee or any other charges due hereunder when the same is due;

B. Lessee fails to perform any of its covenants hereunder. In any of the aforesaid events, and in addition to any and all rights and remedies available to Lessor by law or in equity, Lessor may, with or without further notice, forthwith terminate this Agreement and expel and remove Lessee, or any other person or persons in occupancy from the Facility, together with their goods and chattels, using such force as may be necessary in the judgment of Lessor or its agents in so doing, without evidence of notice or resort to legal process or becoming liable for any loss of damage which may be occasioned thereby, and repossess and enjoy said Facility, and in addition to any other remedy it may have, Lessor may recover from Lessee all damages it may incur by reason of such breach by Lessee.

INTERFERENCE

Lessee shall use the Facility in a manner which shall not cause interference with the use or occupancy of the other portions of the Building by Lessor or others in any way. Lessee's use hereunder will be done in such a manner so as not to interfere with or impose any additional expense upon Lessor in maintaining the Building.

RESTORATION

If any damage occurs to the Facility, or if any repairs or replacements need to be made to the Facility as a result of Lessee's exercise of its rights under this License, Lessee shall pay Lessor for any such damage, repairs, or replacements upon demand by Lessor.

CANCELLATION

Lessee may cancel this Agreement at any time up to 180 days prior to the Event Date by providing written notice of such election to Lessor, at no cost to Lessee. If Lessee shall elect to so cancel this agreement between 179 and 61 days prior to the Event Date, Lessee will be charged 50% of the Rental Cost and any expenses incurred in good faith by Lessor in preparation for Lessee's use of the Facility. For cancellations 60 days prior to Event Date, Lessee will be charged 100% of the Rental Costs and any expenses incurred by Lessor.

OTHER INFORMATION

The equipment including chairs, tables etc if moved must be returned in its original condition and to its original place prior to the event.

City of Spartanburg security is required for events of more than 40 people and for a minimum of 4 hours.

Trash must be placed inside of trash receptacles and returned to its original place prior to the event.

Bathrooms must be free and clear of trash, water turned completely off and doors locked following the event.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of South Carolina. Any legal actions, claims or demands shall be handled in a court of competent jurisdiction within the State of South Carolina.

SIGNATORIES

This Agreement shall be signed by Liberty Canzater on behalf of The Butterfly Foundation/ Monarch Cafe and by _____.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

LESSOR

The Butterfly Foundation/ Monarch Cafe

By: _____
Liberty Canzater

Date: _____

LESSEE

By: _____
_____ Phone # _____

Date: _____