

The Barn at Lent Ranch Rental Agreement

10551 W. Stockton Boulevard
Elk Grove, California 95757
(916) 684-2056

EVENT CONTRACT

Name of Renter: _____ (Client) Today's Date: _____

Date/s of Event: From _____ to _____ Time of Event: _____

Type of Event: _____

Number of Guests expected: _____

Name of Person Responsible for Payment: _____

Relationship to Renter: _____

Telephone: _____

Mailing Address _____

Email: _____

The Barn at Lent Ranch will provide the following for Event:

Rent Due: Check all that Apply

Event: 100 People	\$500.00	
Event: 100 – 150 People	\$750.00	
Event: 150 – 200 People	\$1,000.00	
Event: 200 – 300 People	\$1,500.00	
Event: 300 – 600 People	\$2,000.00	
Round Tables (seat 8 – 10, 30 available)	\$3.00 each	
Chairs (160 available)	\$0.25 each	
Round Linen Table Cloths	\$9.50 Each	
Walk-in Refrigerator (2 available)	\$75.00 each	
Stage	No Charge	
	Total Due:	

Deposits, Fees & Payments:

Event Fees

- \$ _____ Event Fee

_____ Initialed by Client

Additional Fees

- \$250.00 Cleaning deposit – Refundable provided that there is no damage or clean-up remaining beyond "normal" clean up. Please write a separate check for the cleaning deposit, payable to Robert H. Lent.

Total Negotiated Fees and Term

\$250.00 Refundable cleaning deposit

\$ _____ Total Amount Fees due (including cleaning deposit)

Payment Schedule

- \$500.00 Event deposit due and payable upon contract execution.
- Remainder of Event Fee plus cleaning deposit (\$250) is due two (2) months prior to Event by (date) _____. Final Payment due (amount) \$_____.

Make rental checks payable to the **California FFA Association**
Make cleaning deposit check payable to **Robert H. Lent**

Mail your payment, insurance certificate, and completed contract to:

The Barn at Lent Ranch, 10551 W. Stockton Blvd.
Elk Grove, CA 95757

Cancellation Policy:

- Written Notice of Cancellation is required by **The Barn at Lent Ranch**.
- The initial deposit is entirely non-refundable.
- Written Notice of Cancellation must be received by **The Barn at Lent Ranch** and postmarked no later than 30 days prior to scheduled Event date to be eligible to receive any refund.
- There will be NO REFUND if Notice of Cancellation is received 29 days or less prior to the scheduled Event date. Should this occur the total amount due for the Event and ALL INCLUSIVE CHARGES WILL BE DUE AND PAYABLE UPON RECEIPT OF CANCELLATION AT WHICH TIME, THE CLIENT WILL PROVIDE **THE BARN AT LENT RANCH** WITH PAYMENT FOR THE FULL AMOUNT DUE.
- In the event of non-payment of fees, insufficient fund checks or other breaches of this contract, the prevailing party shall be entitled to additional damages including, but not limited to, reasonable attorney fees, costs of suit and interest at 1.5% per month on any unpaid portion of the balance owed by Client.

Initialed by Client _____

POLICIES and CONDITIONS OF USE:

- **Alcoholic Beverages** In accordance with California State Law, no minors (under the age of 21) shall be served alcoholic beverages. Open containers or glasses containing any kind of alcoholic beverages may not be taken from the Premises. Failure of the Client, their guests or invitees to comply with this law will result in the closing of the bar for the remainder of the Event. Client shall be solely responsible and liable for supervising the Event.
- **The Barn at Lent Ranch** shall not be responsible for any personal items, which may be lost, stolen or broken while on the Premises.
- **The Barn at Lent Ranch** shall not be held responsible for any rented or purchased items, which may be lost, stolen, broken or otherwise damaged while on the Premises.
- All personal belongings shall be removed from the Premises by the Client, their guests and invitees at the conclusion of the Event. Anything left remaining will be deemed abandoned unless by prior arrangement with **The Barn at Lent Ranch**. Client hereby authorizes **The Barn at Lent Ranch** to dispose of these items in any way applicable by law. Client shall also indemnify and hold **The Barn at Lent Ranch** harmless from and against any costs, expenses and or other liability associated with such disposal.
- Damage and resulting repairs caused to the Premises including but not limited to the barn, appliances, fixtures and furnishings therein during the Event will be charged to the Client, including lost revenue.
- Smoking is not allowed in any structure or indoor areas, or within **20 feet** of any doorway leading to these areas.
- MAXIMUM CAPACITY: _____ people total
- All directions and fastening devices must completely removed upon clean-up after the event.
- Use of any type of glitter must be approved by **The Barn at Lent Ranch**.

- Photos are allowed in the areas of **The Barn at Lent Ranch** that have been reserved for the Event during the scheduled time.
- Amplified sound is not permitted in outdoor areas unless through special arrangements.
- Music of ANY TYPE must end by 10:00 pm., unless prior arrangements have been made.
- The Event must be completely over no later than 11:00 pm, unless prior arrangements have been made. All items not the property of **The Barn at Lent Ranch** must be removed from the event center by that time. As a courtesy, these items may be placed in areas designated by **The Barn at Lent Ranch** for pick up no later than 9:00 am the following day.

Initialed by Client_____

INSURANCE

General Liability and Casualty Insurance: Client shall, at its own cost and expense, obtain comprehensive general liability insurance or commercial general liability insurance, insuring against liability for bodily injury or death to persons, including the Client’s guests or invitees, and damage to the property located on the premises of **The Barn at Lent Ranch** with a comprehensive single limit of liability of not less than one million dollars (\$1,000,000). The said insurance will name **Lent Ranch/Robert H. Lent as Trustee of the Robert H. Lent Trust** as a “named insured” and **The Barn at Lent Ranch** will be provided with a copy of the policy at least thirty (30) days before the Event, unless other arrangements are made. In addition, the said policy shall contain a provision that Landlord, although named as an insured, shall nevertheless be entitled to recovery under said policy for any loss occasioned to it, its partners, agents, and employees by reason of the negligence of Client and their guests, agents or invitees.

Initialed by Client_____

INDEMNITY

Client shall indemnify, defend, protect and hold **The Barn at Lent Ranch** harmless from and against any and all claims, demands, damages, losses, liabilities, costs or expenses (including attorneys’ fees and costs) arising out of or in connection with or caused by:

- (a) Any act, omission, or negligence of Client, their guests, agents, vendors and invitees whosesoever the same may occur; or
- (b) Any accident, injury, death, or damage to any person or property occurring in, on, or about the Premises or any part thereof, including, but limited to, the Event center, all structures, the driveways and adjoining walkways, the pond, and **The Barn at Lent Ranch**;

Initialed by Client_____

When children under the age of 14 are present, the Client has a designated adult supervising at all times.

Initialed by Client_____

Agreed:

The Client has read and agrees that they have read and understand the entire content of this Contract and AGREE without reservation or question to all the terms, costs, conditions, cancellation policy, liability disclosure.

Client Signature

Date

Print Name