

Johnny & June's

• RECEPTION HALL & ENTERTAINMENT VENUE •

720 W. North Ave.

PO Box 44

Flora, IL 62839

(618) 662-0802

SPECIAL EVENT RENTAL AGREEMENT

THIS AGREEMENT ("the Agreement"), made as of this ____ day of _____, 20__, by and between Johnny & June's (the "Owner"), whose business address is 720 W. North Ave., Flora and _____ of _____ (the "Renter") collectively, the "Parties".

The parties agree as follows:

Space Rental

Owner hereby grants a limited and revocable license (the "License") to the Renter to use the following space on the Event Date & during the hours specified under this agreement:

_____ Small Room (seats 65-75 comfortably) \$100/hr – 3 hr minimum

_____ Whole Venue (seats up to 300 comfortably) \$200/hr – 3 hr minimum

_____ Custom Event _____

Event

The Renter shall hold the following Event: _____ (the "Event") on the _____ day of _____ 20__ (the "Event Date"), between _____ am/pm _____ am/pm. (Please include time for decorating/cleaning). Renter is authorized to use the Space to hold the Event, and for no other purpose.

Fees

Renter shall pay to Owner a total fee of \$ _____ (the "Fee"), for the use of the Space.

Renter shall pay to Owner a total fee of \$ _____ (\$20/hr per bartender) for the use of the bar.

Renter shall pay to Owner a total fee of \$ _____ for security depending on the size and nature of the event.

Deposits

Renter shall pay to Owner a total deposit of \$_____ (the "Deposit), to reserve the Event Date.

Security Deposit

Renter shall provide a credit card to be used as a security deposit. The Renter's card will only be charged in the event that the Owner has to make necessary repairs to the the Space.

CC# _____ Exp _____ CCV _____

Space Specifications

Owner grants to Renter the following amenities at the Space: _____

_____.

Age Requirements

Is there any minimum/maximum age requirements for your event? _____

Disclaimers

The Space shall be provided by the Owner as-is and Owner make no warranty regarding the suitability of the Space for Renter's intended use. If additional seating is needed in the VIP section, it may be at an additional cost.

Bar

In the event you are wanting to utilize the bar, a bartender(s) will be available for a fee of \$20/hr, per bartender. We will supply a sufficient number of bartenders for your event based on the number of guests you have attending. The number of bartenders that we hire for your event is not negotiable. We average 1 bartender per 100 guests, but all numbers can be changed due to the size and nature of the event.

Catering

In the event the Renter uses a licensed catering service, renter agrees to provide a third-party "Catering Agreement" and contract to Owner prior to the event for review and approval. **If the Renter plans to bring in food, crockpots & such MUST be plugged in along the curved brick wall.**

Decorating/Clean Up

The venue will be available 1 hour prior to your event for decorating which is included in your rental. If more time is needed for decorating or clean up, there could be a charge of \$35/hr. Tables and chairs will be set up for you. You are required to bring a covering for all tables. If our tables get damaged during your event, we will charge you for the purchase of a new table.

OFF LIMITS

The maintenance room is off limits to the Renter. The bar area is also off limits to the Renter. The light box & fan box behind the bar is off limits. Any breaker boxes throughout the building are off limits. There are cameras throughout the building. If anyone is spotted behind the bar at any time there will be a fine assessed.

Condition

After the completion of the Event, the Renter shall leave the Space in the same or similar condition as received from the Owner.

Damages

Beyond ordinary wear and tear, Renter shall be responsible for any damage caused by Renter's use of the Space. Renter shall arrange for the repair of any such damage. In the event if Renter does not make any necessary repairs, Owner shall arrange for the same at Renter's expense.

Cleanup

Renter will be responsible for clearing all trash generated at the Event and depositing it in the proper waste receptacles on site. Time to do so should be taken into account when setting times for the event.

Right of Entry

Owner shall have the right to enter the Space at any time for any reasonable purpose, including any emergency that may threaten damage to Owner's property, or injury to any person in or near the Space.

Sound & Lights

All sound production and lighting must be ran thru our sound engineer, which may be an additional cost.

Indemnification

Renter hereby indemnifies and holds harmless Owner from any damages, actions, suits, claims, or other costs (including reasonable attorneys' fees) arising out of or in connection with any damage to any property or any injury caused to any person (including death) caused by Renter's use of the Space, including any acts or omissions on the part of Renter, its employees, officers, directors, independent contractors, or other agents. Renter shall notify Owner of any damage or injury of which it has knowledge in, to, or near the Space, regardless of the cause of such damage or injury.

Revocation

Owner shall have the right to revoke the License at any time prior to the Event Date, provided it gives Renter prior written notice of revocation. In the event that Owner revokes the License prior to the Event for reasons other than nonpayment of fees or breach of this Agreement by Renter, Owner shall refund to Renter the full amount paid by Renter in connection with this Agreement, including the entire Deposit.

Cancellation

In the event the Renter should have to cancel all deposits are non-refundable. If the Renter has paid any money towards the final payment that will be non-refundable as well.

Assignment

Neither Party may assign or transfer their respective rights or obligations under this Agreement without prior written consent from the other Party.

Governing Law

This Agreement shall be construed in accordance with, and governed in all respects by, the laws of the State of Illinois, without regard to conflicts of law principles.

Entire Agreement

This Agreement constitutes the entire agreement between Renter and Owner, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement. IN WITNESS THEREOF, the Parties have caused this Agreement to be executed the day and year first above written.

RENTER

OWNER
