

Huron Shores Artisan Hall Rental Agreement

112 State St. Oscoda, MI 48750

Phone: 1 989 254-5567 Email: d.rataj@juno.com

This contract defines the terms and conditions under which the Huron Shores Artisan Hall and the Customer(s) _____ agree to the Customer's use of the facility on event date _____. This contract constitutes the entire agreement between the parties and becomes binding upon the signature of both parties. The contract may not be amended or changed unless executed in writing and signed by the Huron Shores Artisan Hall and the Customer.

CUSTOMER INFORMATION

Customer Name(s) _____

Address _____

Telephone # (H) _____ (W) _____ (C) _____

Email Address _____

Contact Person Name _____

Proposed Event _____ Approximate Number of Guests _____

Date of Event #1 _____ Date of Event #2 _____

Time of Event #1 _____ Time of Event #2 _____

The venue has been reserved for you for the date and time stipulated. Please note that the hours assigned to your event include all set-up and all clean-up, including the set-up and clean-up of all subcontractors that you may utilize. It is understood you will adhere to and follow the terms of this Agreement, and you will be responsible for any damage to the premises and site, including the behavior of your guests, invitees, agents or sub-contractors resulting from your use of venue.

RENTAL DEPOSIT AND PAYMENT AGREEMENT

Monday - Thursday \$100 per day

Friday - Saturday or Sunday \$150 per day

Friday and Saturday (two days) \$450

Security Deposit \$350 The Security deposit is Not part of the rental fee and will be held until damages are assessed. If damages exceed the amount of the security deposit the Customer will be billed the additional cost of repairs.

The Customer agrees that serving alcohol will be limited to a five hours maximum time limit on any given day. To reserve the hall and services on the date(s) requested, Huron Shores Artisan Hall requires this contract be signed by Customer and an initial payment of one half the total amount be deposited for use. Payment of the remaining balance is due thirty days in advance of the event. Deposit and final payment will be made by cash or personal check (made payable to Huron Shores Artisan Hall) on the schedule noted below. A receipt from Huron Shores Artisan Hall will be provided for each.

Scheduled Payment	Amount	Date Due
Initial Rental Deposit	_____	With Signed Contract
Remaining Balance	_____	_____

All checks should be made payable to **Huron Shores Artisan Hall**

Please return signed rental agreement, all initialed attachments and all deposits to **Huron Shores Artisan Hall**, 112 State St., Oscoda, MI 48750

Reservations are taken on a first-come, first-serve basis. We will book your date upon receipt of your Deposit.

DATE CHANGES AND CANCELLATION POLICY

Changes: In the unlikely event the Customer is required to change the date of the event every effort will be made by Huron Shores Artisan Hall to transfer reservations to support the new date.

CONDITIONS OF USE

Customer's activities during the Rental Period must be compatible with use of the building/grounds and activities in areas adjacent to the Rental Space and building. This includes but is not limited to playing loud music or making any noise at a level that is not reasonable under the circumstances. Smoking is not permitted anywhere in the building. The Rental Space must be cleaned and returned in a condition at the end of an event to a reasonable appearance as it was prior to the rental. Customer is responsible for the removal of all decorations and trash, or placed bagged in dumpster provided.

EVENT SET-UP LIMITATIONS

1. All property belonging to Customer, Customer's invitees, guests, agents, and sub-contractors, and all equipment shall be delivered, set-up and removed on the day of the event. Should the Customer need earlier access for set-up purposes, this can be arranged for an additional fee. The Customer is ultimately responsible for property belonging to the Customer's invitees, guests, agents and sub-contractors.
2. Rental items must be scheduled for pick-up no later than noon the following day.
3. Alcohol service must stop no later than 11:00 pm (or maximum of 5 hours if occurring sooner).
4. Music (DJ or live music) must stop no later than 11:00 pm.
5. All guests must be off the Huron Shores Artisan Hall premises no later than midnight the day of the event (except clean-up crew with all clean-up to be done by 1:00 am).

SITE VENDORS

Caterers: Each caterer must adhere to the Huron Shores Artisan Hall Rules and Conditions of Usage provided in the rental agreement contract package.

1. Your catering company is responsible for the set-up, break-down and clean-up of the kitchen and area used. Please allow appropriate time to meet the contracted timelines.
2. All event trash must be bagged and tied shut to be disposed at the conclusion of the event.
3. ALL vendors must adhere to the terms of our guidelines, and it is the Customer's responsibility to share these guidelines with them.

WEDDING CEREMONIES

Wedding ceremonies and Receptions may be held in tandem for no additional charge. Additional fees may apply for reset of room from ceremony to reception. Customer is responsible for providing ceremony coordinator, officiate, ceremony music and sound system.

WEDDING REHEARSAL

Rehearsals may be held on-site. The date and time is to be coordinated with and approved by Huron Shores Artisan Hall.

REHEARSAL DINNER

Rehearsal Dinners are permitted to be held under separate agreement. Discounts may apply for Customers contracting with Huron Shores for their main Reception Venue. _____

RESPONSIBILITY AND SECURITY

Huron Shores Artisan Hall does not accept any responsibility for damage to or loss of any articles or property left at Huron Shores Artisan Hall prior to, during or after the event. The Customer(s) agrees to be responsible for any damage done to the Huron Shores Artisan Hall complex by the Customer(s), his guests, invitees, employees or other agents under the Customer's control. Further, Huron Shores Artisan Hall shall not be liable for any loss, damage or injury of any kind or character to any person or property caused by or arising from an act or omission of the Customer's or any of his guests, invitees, employees or other agents from any accident or casualty occasioned by the failure of the Customer's to maintain the premises in a safe condition or arising from any other cause. The Customer(s), as a material part of the consideration of this agreement, hereby waives on its behalf all claims and demands against Huron Shores Artisan Hall, and hereby agrees to indemnify and hold Huron Shores Artisan Hall free and harmless from all liability of any such loss, damage or injury to her persons, and from costs and expenses arising there from, including but not limited to attorney fees.

EXCUSE OF PERFORMANCE (FORCE MAJEURE)

The performance of this agreement by Huron Shores Artisan Hall is subject to acts of God, war, government regulation or advisory, disaster, fire, accident or other casualty, strikes or threats of strikes, labor disputes, civil disorder, acts and /or threats of terrorism, or curtailment of transportation services or facilities, or similar cause beyond the control of

Huron Shores Artisan Hall. Should the event be cancelled through a Force Majeure event, all fees paid by Customer to Huron Shores Artisan Hall will be returned to Customer within thirty (30) days or Huron Shores Artisan Hall will allow for the event to be rescheduled, pending availability, with no penalty, and there shall be no further liability between the parties.

INDEMNITY

Customer agrees to indemnify and hold harmless Huron Shores Artisan Hall, its officers, staff and agents working on its behalf, from any and all claims, actions, suits, costs, damages, and liabilities resulting from the breach of this Agreement, negligence actions, willful misconduct or omissions of Customer, and Customer's guests, invitees, agents and sub-contractors.

INSURANCE

Huron Shores Artisan Hall shall carry liability and other insurance in such dollar amount as deemed necessary by Huron Shores Artisan Hall to protect itself against any claims arising from any officially scheduled activities during the event or program period(s). The Customer and any third party suppliers/vendors used or contracted by Customer shall provide certificates of insurance as evidence that liability and other necessary insurance coverage in the amount of no less than one million dollars (\$1,000,000) to protect itself against any claims arising from any officially scheduled activities during the event or program period(s). Certificates of Insurance will indemnify Huron Shores Artisan Hall which shall be named as an additional insured for the duration of the Contract. Certificates shall be provided to Huron Shores Artisan Hall five days (5) in advance of the event as evidence of coverage.

CLEAN-UP

Customer shall be responsible for returning Huron Shores Artisan Hall to the condition in which it was provided to them. All property belonging to Customer, Customer's invitees, guests, agents, and sub-contractors, shall be removed by the end of the rental period. All property remaining on the premises beyond the end of the rental agreement will be removed by Huron Shores Artisan Hall at HSAH cost. Should the Customer need special consideration for the removal of property beyond the rental period, this can be arranged prior to the beginning of the event for an additional fee. Huron Shores Artisan Hall is not responsible for any property left behind by Customer, Customer's guests, invitees, agents and sub-contractors.

The Customer is responsible for any and all damages to Huron Shores Artisan Hall. It is the Customer's responsibility to remove all decorations and return HSAH to the condition in which it was received.

RESERVATION OF RIGHTS

Huron Shores Artisan Hall reserves the right to cancel agreement for non-payment or for non-compliance with any of the Rules and Conditions of Usage set forth in the Agreement. The rights of Huron Shores Artisan Hall as set-forth in this Agreement are in addition to any rights or remedies which may be available to Huron Shores Artisan Hall at law or equity.

JURISDICTION

The Parties agree that this Agreement will be governed by the laws of the State of Michigan. The Parties consent to the exclusive jurisdiction of and venue in the Iosco County Court, Tawas City, Michigan and the parties expressly consent to personal jurisdiction and venue in said Court. Customer agrees to pay reasonable attorney's fees incurred by Huron Shores Artisan Hall associated with any breach of this Agreement.

ALCOHOLIC BEVERAGES

Huron Shores Artisan Hall will not pick-up or sell any alcoholic beverages. It is understood and agreed that the Customer may service beverages containing alcohol (including but not limited to beer, wine, champagne, mixed-drinks with liquor, etc., by way of example) hereinafter call "Alcohol", upon the following terms and conditions:

1. Under NO circumstances shall Clients(s) sell or attempt to sell any Alcohol to anyone.
2. Customer shall not permit any person under the age of twenty-one (21) to consume alcohol regardless of whether or not the person is accompanied by a parent or guardian.
3. "Shots", "jagers" (Jagermeister) or "Energy Drink" will not be permitted at any time.
4. Customer hereby agrees to use their best efforts to insure that Alcohol will not be served to anyone who is intoxicated or appears to be intoxicated.
5. Customer hereby agrees to be liable and responsible for all act(s) of every kind and nature for each and every person in attendance at Customer's function or event.

SMOKING

Huron Shores Artisan Hall is a non-smoking facility. Smoking cigarettes are not permitted in the building or on the side deck by the entrance. Smoking cigarettes are permitted on the front deck only of on the grounds. Please use the Ash-buckets provided. Recreational marijuana is absolutely not permitted in the building, on the decks, or on the grounds.

ADDITIONAL NOTES AND TERMS

RESERVATION PROCESS

A rental contract must be signed, all pages initialed, as well as appropriate deposits submitted in order to confirm utilization of Huron Shores Artisan Hall.

The Rules and Conditions for Usage are incorporated herein and are made a part hereof.

Customer: _____	Customer: _____
_____	_____
(Print)	(Print)
_____	_____
(Signature)	(Signature)
_____	_____
(Date)	(Date)

Huron Shores Artisan Hall :

_____	_____
By:	Date

Event Date _____	Event _____
Time _____	

Rehearsal Date _____	Rehearsal Time _____
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Wedding Date _____	Wedding Time _____
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Reception Time _____

Officiate _____

Caterer _____	Music _____
(Live/DJ) _____	

Other _____

HURON SHORES ARTISAN HALL

RULES AND CONDITIONS FOR USAGE

(Alphabetized)

CANDLES: The use of any type of flame is prohibited in the building or on the grounds. The new "flameless candles" which are battery operated are permitted for use.

CATERING: The catering service may use the kitchen for meal preparation. Allow adequate time for proper clean-up.

CHILDREN: Children under the age of 18 are your complete responsibility. Please know where your children are at all times and make certain that they clearly understand the The Rules.

CONTACT PERSON: You must designate one individual as your Contact Person. This must not be someone heavily involved in the activities of the day, as they will be too busy to effectively communicate with our on-site coordinator should problems/concerns/questions arise.

COURTESY PROTOCOL: Huron Shores Artisan Hall reserves the right to request any person or group of people acting unruly and contrary to the rental agreement to leaves the premises. Assistance from law enforcement agencies may be required if this request is not met immediately.

DELIVERIES / DELIVERY TRUCKS: Please coordinate with us dates and times of any rentals, so we can meet them and show them where to drop their rentals.

ELECTRICAL OUTLETS: All electrical outlets on the property are available for use at an event. The vendors are welcome to inspect the locations and numbers of outlets prior to booking.

DECORATIONS: You may use the track and cable system to hang decorations. Cables can be moved to balance what you are hanging and hooks can be adjusted. Only *drafting tape may be used to affix decoration and/or signs, NO push pins or nails may be used. Any other decorations, signage, electrical configurations or construction must be pre-approved by Huron Shores Artisan Hall. Decorations may not be hung from light fixtures. Glitter fog machines, pyrotechnics, sparklers and blowing bubbles are not permitted inside or outside the facilities. Balloons are permitted but must be secured so as not to cause damage. All decorations must be removed without leaving damages following the departure of the last guest, unless special arrangements have been made between Customer and the Venue.

*Note - www.dickblick.com/products/drafting-tape/ Drafting tape will not damage surfaces or strip the paint off the walls . No masking tape, duct tape, electrical tape, transparent tape or double stick tape is allowed. Painters tape is similar to drafting tape and is a good substitute

EVENT ENDING TIME: All events must end by 11:00 pm to comply with Township sound ordinances and in order to allow for clean-up and closure of the site by 1:00 am.

GARBAGE DISPOSAL: Trash disposal, other than the garbage disposal of item generated by the caterer, is your responsibility, immediately following the event, please have your clean-up committee take a few minutes to walk all the areas of the building and property that have been utilized for the event and pick-up any refuse that may have been dropped or blown around. This trash may be placed into Huron Shores Artisan Hall trash containers.

GUESTS: Please keep in mind when inviting Guests to your event, that your are inviting them to our home. We will expect visitors to conduct themselves in a mature, responsible and respectful manor.

HANDICAPPED ACCOMMODATIONS: We provide a ramped walkway into the building along with suitable restroom facilities. The Venue balcony is not handicapped accessible.

MUSIC AND ENTERTAINMENT: Due to the proximity of Huron Shores Artisan Hall to the local neighborhood, sound consideration is a concern. Although music (both live and recorded) is permitted, the music must be contained at an acceptable sound level so as not to disturb the local surrounding areas. The Huron Shores Artisan Hall event coordinator will help to establish acceptable sound levels. Any complaints form neighbors or other parties may require the levels to be reduced further. Huron Shores Artisan Hall reserves the right to require Customer(s) to cease the music it deems inappropriate, in its sole discretion. Huron Shores Artisan Hall also reserves the right to require the Customer(s) to lower the

sound level or cease playing music, in its sole discretion.

Note: We are keenly aware that sound travels and do, therefore, make every attempt to be considerate of our neighbors' privacy.

PARKING: Parking is available at the designated areas on the North side of the complex. Handicapped park is available by the ramp.

PETS: Sorry, absolutely no pets allowed.

PHOTOGRAPHY: We reserve the right to use any photographs or other media reproductions of the event in our publicity and advertising materials.

REFRIGERATOR/FREEZER SPACE: A standard residential refrigerator for the venue's use. Each event is responsible to provide their own ice . It makes sense to bring your beverages to the venue already chilled the day of the event. Caterers are expected to make their own food/beverage accommodations.

RENTAL SPACE CHANGES: Any contents or furniture movement must be pre-approved by Huron Shores Artisan Hall. It is the Customer's responsibility to restore all areas to their original appearance. Placement of tables, tents, live music. Catering equipment, etc., must also be approved by the Huron Shores Artisan Hall staff.

SIGNAGE: You may post your groups's sign or hang balloons at the parking entrance and front entrance.

SMOKING: Huron Shores Artisan Hall is a non-smoking facility. Ash buckets will be provided and smoking permitted in on the front deck only away from the entrance. Recreational marijuana is absolutely not permitted in the building, on the decks, or on the grounds.

SECURITY: A security guard will be present for all events where alcohol is served. This service is non-negotiable. The cost of the service is included as part of the venue rental.

TABLES AND CHAIRS: Huron Shores Artisan Hall will provide tables and chairs as part of our rental package upon request. We have nine round tables (5 ft. diameter), eight rectangular tables (72 x 30 inches), and thirty nine chairs.

RULES AND CONDITIONS OF USAGE

I have read and understand the policies concerning events held at Huron Shores Artisan Hall. I agree to uphold them and ensure that contractors and members of the event, will abide by the policies. I understand it is my responsibility to inform the coordinator, florist, photographers, caterer etc., that they must also conform to this set of rules and conditions.

Signature _____ Date _____