Golden Palace

FACILITY EVENT (VENUE) RENTAL AGREEMENT

1. **THE PARTIES**. This Facility Event Rental Agreement ("Agreement") made on _____ by and between:

   HOST: _____with a mailing address of _____Renter"), and

   Venue: **GOLDEN PALACE BALLROOM**

   Landlord and Renter are each referred to herein as a "Party" and, collectively, as the "Parties."

2. **VENUE**. The Renter agrees to temporarily lease, occupy, and make use of the Landlord's space located at:

   a.) Property Address: **4970 RALEIGH LAGRANGE RD MEMPHIS TN 38128**
   b.) Description: **VENUE**
   c.) Use of Venue: FAMILY EVENT

   Hereinafter known as the "Venue."

3. **LEASE PERIOD**. The Renter shall have access to use the Venue for:

   a.) Start Date:_____

   Hereinafter known as the "Lease Period."

4. **RENT**. To lease the Venue, the Renter agrees to pay: (check one)

   ☒ - **A Flat Fee**. A total of $_____
   ☐ - **Down Payment**. $ _____
   ☐ - **Other**: _____
   ☐ - **BALANCE**: -_____

   Hereinafter known as the "Rent."

5. **DEPOSIT**. The Landlord requires: (check one)

☒ - **Deposit**. $_____ ☒ non-refundable payment is required at the execution of this Agreement ("Deposit") Will go towards balance.

6. **PAYMENT**. The Renter shall be required to pay the Rent:

- RENT NEEDS TO BE PAID IN FULL 15 DAYS PRIOR TO EVENT

7. **METHODS OF PAYMENT**. The Landlord's acceptable methods of payment are as follows: (check all that apply)

☒ - **Cash**
☒ - **Other**: MONEY ORDER

8. **CANCELLATIONS**. Canceling to this Agreement by the Renter:

CANNOT be Made. Unless the Landlord grants written consent, no changes can be made to this Agreement.

9. **AMENITIES**. In addition to delivering the Venue, the Landlord agrees to:

Provide Amenities. In addition to the Venue, the Landlord to make the following amenities available to the Renter: (check all that apply)

☐ - Bar Service.
☒ - Changing Rooms/Dressing Rooms.
☒ - Disability/Wheelchair Access.
☒ - Furniture.
☒ - Internet/Wi-Fi.
☒ - Kitchen Facilities.
☒ - Parking.
☒ - Restrooms.
☐ - Storage Space.
☐ - Other: [DESCRIBE]

10. **CLEANUP**. At the end of the Lease Period, the Renter:

- Responsible for Removable of all personal belongings and all trash accumulated by event and dispose of garbage in the dumpster located in the back of the building.

11. **INSURANCE**.

- (**Optional) Obtain Insurance**. The Renter is not required to obtain insurance. The Renter shall be solely responsible for any bodily injury, property damage, or any other actions that may occur at the Venue during the Lease Period.

12. **DISPUTE RESOLUTION**. Should any dispute arise between the Parties regarding the interpretation, rights, duties, or liabilities under this Agreement, both Parties agree to engage in good faith negotiations to resolve the dispute for a period of no less than thirty (30) days before initiating any legal proceedings. If the dispute cannot be resolved through direct negotiation, both Parties agree to seek resolution of the dispute through a neutral, mutually agreed-upon mediator, before resorting to arbitration or litigation. The Parties agree to share equally in the costs of the mediation process.

    In the event of litigation relating to this Agreement, each Party will bear its own attorney's fees and costs.

13. **HOLD HARMLESS**. The Renter shall be liable for any physical damages to the Venue, legal actions, and/or loss of reputation or business opportunities that the Landlord may incur as a consequence of the actions by the Renter or any of the Renter's guests or attendees during the Lease Period. The Renter agrees to indemnify and hold harmless the Landlord against all legal actions which may arise from the Renter's use of the Venue and the following:
    a.) Failure to Comply. The Landlord, for any reason and at their sole discretion, may terminate this Agreement if the Renter fails to comply with any term of this Agreement or if the Landlord determines that the Renter's use of the Venue poses an unacceptable risk of damage or harm.
    b.) Natural Disasters. If the Landlord is unable to make the Venue available for any reason outside of their control, including, but not limited to, damage to the Venue, local emergencies, acts of God, or any other types of natural disasters, this Agreement shall be canceled by the Landlord. In such an event, the Landlord agrees to refund the Renter any amounts already paid, including the Deposit.

14. **GOVERNING LAW**. This Agreement shall be governed under the laws in the State where the Venue is located.

15. **ADDITIONAL TERMS & CONDITIONS**. [ENTER ADDITIONAL TERMS]

16. **ENTIRE AGREEMENT**. This Agreement, along with any attachments or addendums, represents the entire agreement between the parties. Therefore, this Agreement supersedes any prior agreements, promises, conditions, or understandings between the Renter and Landlord.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above. Each individual signing below on behalf of a Party hereby represents and warrants that he or she is duly authorized and has the legal capacity to execute and deliver this Agreement on behalf of said Party.

Renter's Signature: _____ Date: _____

Print Name: _____

Landlord's Signature: _____ Date: _____

Print Name: _____