

TERMS AND CONDITIONS

1. LESSEE agrees to cause no damage to the leased premises or property and at the termination of this lease, to return the leased premises or property in the same condition they were at the time of LESSEE’s taking possession. LESSEE will be charged for any and all damage resulting during this lease agreement. USER is also responsible for all cleanup of facility; failure to clean space accordingly will result in additional cleanup fees, normal wear and tear excepted. No duct tape, packaging tape or adhesive that will leave residue behind. No staples, nails or anything that will leave a hole in the surfaces. No Confetti or glitter as décor.

2. LESSEE shall save and hold harmless LESSOR, EOLA HILLS WINE CELLARS and their employees and agents jointly, severally and privately and defend the same from all claims of damages, suits and actions of every kind arising out of LESSEE's occupancy or use of the premises or property.

3. LESSEE shall furnish satisfactory evidence of general liability insurance, including a copy of the endorsement adding Eola Hills Wine Cellars, its officers and employees as additional insured. The minimum limits of liability shall be: $1,000,000 per occurrence for each bodily injury and property damage.

4. LESSEE will not do, or permit to be done, anything in or upon any portion of the premises or bring or keep anything therein or thereon which will in any way conflict with the conditions of any insurance policy upon the building or any part thereof, or in any way increase any rate of insurance upon the building or on property kept there; nor shall LESSEE without the written consent of the LESSOR, put up or operate any engine or motor or machinery on the premises or use oils, burning fluids, camphene, kerosene, propane, naphtha or gasoline for either mechanical or other purposes or any agent other than electricity for illumination of the premises.

5. The user of the facility is responsible for supervising proper parking in the parking lots, keeping fire lanes clear, adequate traffic flow/control in all parking areas, plus traffic control for entering and exiting if needed. Parking will be permitted in assigned areas only.

6. LESSEE is responsible for supervising all youth on the premises.

7. If alcoholic beverages will be served or consumed, they must be purchased through Eola Hills Wine Cellars, hard liquor is not allowed at both the winery and the vineyard. All alcohol must be served through our approved Liquor Service licensed with the Oregon Liquor Control Commission (OLCC) who will monitor the service and consumption of alcoholic beverages during the period of the lease. Alcoholic beverages will not be served to any visibly intoxicated person or people under the age of 21 years. All alcohol is not allowed to leave the grounds and must not be consumed in the parking lot including parked cars.

8. FULL PAYMENT MUST BE RECEIVED 60 DAYS PRIOR TO LESSEE TAKING POSSESSION OF THE FACILITY. No reservation or contract is guaranteed until complete payment is made and contract is approved by the Winery management or designated agent.

9. Cancellation: refunds for facility usage will only be made if notification of cancellation is at least 60 days in advance of the scheduled usage. Deposit fees are non-refundable.

The parties have read and understood in entirety all of said guideline and regulations set forth by the LESSOR, known as Eola Hills Wine Cellars.

Eola Hills Wine Cellars

Stephanie Bobb, Special Events Coordinator

LESSEE:

(Signature)

Address:

City/State/Zip: