

Gem Center For The Arts Rental Agreement

This contract for the rental of a venue is made this day, _____, by and between The Gem Center For The Arts and New Vaudeville Productions LLC, hereafter referred to as the Owner, and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue space/spaces _____, located at 2417 Bank Dr and known as The Gem Center for the Arts, and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay to the Owner a deposit of _____ no later than _____.

This is a non-refundable deposit of 25% that will be applied to rental charges upon final settlement of accounts.

2. The Renter shall pay the remaining sum of _____ no later than _____ (Day and Time of event).

The Renter shall have access to and use _____ (specified venue area) from:

_____ TO _____

_____ TO _____

for the purpose of hosting _____.

Owner shall provide to Renter all items discussed in negotiations, including:

3. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it.

4. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

5. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter's Signature, date	Owner's Signature, date
Printed Name	Printed Name
Address	Address
City, State, Zip Code	City, State, Zip Code

(Checks are to be made payable to NEW VAUDEVILLE PRODUCTIONS LLC)