

*Thank you for hosting your event at Mayu Sanctuary!*

**Mayu Private Event Rental Contract**

This rental agreement (the “**Agreement**”) is made between Mayu Meditation Cooperative (the “**Sanctuary**”) at 1804 S. Pearl St., Denver, CO 80210 (“**Property**”) and \_\_\_\_\_  
(Renter’s name)  
at \_\_\_\_\_  
(Renter’s legal address) (the “**Renter**”), collectively the “**Parties.**”

The Parties agree to the following terms, conditions, and fees for the use of Mayu’s Property (the “**Property**”). This Agreement between the Parties is valid only for the below stated Event (the “**Event**”).

**EVENT DESCRIPTION:**

**RENTAL DATE & HOURS:**

**RENTAL AMOUNT:**

**1. RENTAL PERIOD**

Rental Period begins at \_\_\_\_\_ :  
Renter will not be allowed access to the Property before the rental period.  
A Mayu representative will meet the Renter at the Property at the start of the rental period.

Rental Period ends at \_\_\_\_\_ :  
Renter agrees to be vacated from the Property at the end of the rental period. All people and supplies associated with the Event (including but not limited to: facilitators, attendees, partners such as caterers, as well as supplies and personal belongings) must be removed from the Property at this time.

In the event the Property is not vacated at the end of the Rental Period, Renter will be subject to overage charges in the amount of \$100 every 30 minutes. Overages will be charged to the credit card on file.

\_\_\_\_\_ initial

**2. DEPOSIT**

A non-refundable deposit for 50% of the total Rental Fee is required to confirm and secure the rental date. (See Cancellations below)  
The 50% balance due is required on the day of the Event.  
A credit card must be placed on file in the event of overages or property damage. (See Damages below)

\_\_\_\_\_ initial

**3. CANCELLATIONS**

Deposits are not refundable for cancellations for any reason.  
Cancellations made with more than 48 hours’ notice may have the deposit applied to another Event, to be scheduled within the next 12 months.  
Cancellations made with less than 48 hours’ notice may not have the deposit applied to a subsequent Event.

\_\_\_\_\_ initial

#### 4. DAMAGES

Renter is financially responsible for any theft or damage to Sanctuary Property, including but not limited to: supplies, furniture, appliances, building and grounds.

\_\_\_\_\_ initial

#### 5. RENTER RESPONSIBILITIES

- A. Renter is responsible for:
- Event promotion and registration
  - Communication with attendees including announcements of cancellation and/or rescheduling
  - Proper clean up of the Property after Event
- B. A Mayu Concierge will be on site for the duration of the Event. The Concierge is available to answer questions and assist with issues pertaining to the Property only. Concierge is not available to assist with duties related to the Event including but not limited to: attendee registration, setup or clean up.

\_\_\_\_\_ initial

#### 6. RESTRICTIONS AND USE

- A. Event rentals include the following areas of the Property:
- Tea Lounge, Library, Classroom, Meditation Den, Japanese Garden, restrooms, and parking lot
  - classroom supplies including: folding chairs, folding tables, meditation mats, meditation cushions, blankets, yoga mats, yoga bolsters, and yoga blocks
- B.
- Renters and their attendees are not allowed use of retail items for any reason
  - Renters and their attendees are not permitted in the following areas: behind the reception desk, in the basement, in the Foot Bath Suite
- C. The following are permitted with prior approval:
- open flames
  - incense, palo santo, sage, essential oils, or other aromatics
- D. Renter and their attendees are permitted to use:
- parking lot to the north of the building
  - on-street parking
- E.
- Food and snacks are allowed in the Tea Lounge, Library and Japanese Garden only.
  - No food is allowed in the Classroom or Meditation Den
  - Beverages are allowed in the Classroom and Meditation Den in spill-proof containers only
- E. The following are not permitted anywhere on the Property:
- smoking
  - loud, boisterous or disrespectful activity
  - non-service animals. Service animals are defined by Title II and Title III of the ADA as “any dog that is individually trained to do work or perform tasks for the benefit of an individual with a disability. Emotional support animals are not service animals under Title II and Title III.
  - illegal drugs or mind-altering substances of any kind (legal or illegal)

❖ Additional charges may be incurred if Renter is found to have violated these restrictions.

\_\_\_\_\_ initial

**7. Additional Terms**

Insurance and Certification

Renter agrees they, and their agents, meet all city, county, state and national licensure or certification required for their position. Renter further agrees they carry the necessary insurance required for their Event including commercial general liability insurance in commercially reasonable amounts with coverage for claims for bodily injury, personal injury and property damage.

Renter is responsible for the safety and good order of the Property and all equipment and other property owned by the Sanctuary and/or being displayed at the Property, and is liable for said equipment and other property if it is lost, stolen, damaged or misplaced by Renter or Renter’s attendees, invitees, licensees, or guests, whether or not invited by the Renter. Renter must notify the Sanctuary if they notice any item or equipment that is broken, misplaced or compromised, or if the Property has been damaged.

The Sanctuary is not responsible for items left by Renter or his/her attendees during or after the Event.

The Sanctuary reserves the right to eject any person or persons from the Property at any time, for any reason.

The Sanctuary reserves the right to terminate this Agreement at any time for any reason. Any form of non-compliance on the part of the Renter will result in immediate termination. Any payment not received by the due date will result in immediate termination.

Liability and Property

Renter, for itself and its directors, shareholders, members, managers, servants, employees, agents, representatives, licensees, and invitees (“Renter’s Guests”) permitted to access the Property, assumes all risks involved in the use of or presence on the Property and hereby releases and forever discharges the Sanctuary and Sanctuary’s officers, directors, shareholders, managers, members, agents, employees, successors, and assigns (“Sanctuary’s Affiliates”) from any liability for loss, damage, or injury incurred by the Renter and/or Renter’s Guests as a result of or in connection with Renter’s and/or any of Renter’s Guests’ entry or presence on, or use of, the Property. Renter agrees to indemnify, defend, and hold harmless the Sanctuary and Sanctuary’s Affiliates from and against any and all losses, costs, expenses, liabilities, damages, claims, liens, demands, actions, and causes of action whatsoever (including, without limitation, reasonable attorney and expert fees and costs) arising out of or related in any way to any loss, cost, damage, or injury, including death of any person or damage to property of any kind, which damage, loss, or injury is caused, directly or indirectly, in whole or in part, by Renter’s and/or Renter’s Guests’ use of the Property, breach of this Agreement and/or the performance of any act (or failure to person any act where a duty existed) by Renter or anyone acting on behalf of Renter in connection with the Agreement. For purposes of this provision, Renter’s Guests shall be deemed to be acting on behalf of Renter. Renter acknowledges that it has examined the Property and has accepted it in its “As-Is” condition.

Relationship of Parties

Nothing contained herein shall be deemed or construed by the Parties hereto, nor by any third party, as creating the relationship of principal and agent or a partnership or a joint venture between the Parties hereto, it being agreed that neither the method of computation of Rental Rate nor any other provision of this Agreement shall be deemed to create any relationship between the Parties hereto other than the relationship of landlord and tenant.

RENTER  
Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Date: \_\_\_\_\_

REPRESENTATIVE OF SANCTUARY  
Name: \_\_\_\_\_  
Signature: \_\_\_\_\_  
Business Name: \_\_\_\_\_  
Date: \_\_\_\_\_

OFFICE USE ONLY

Deposit Amount:

Date Paid:

Balance Due:

Credit Card on file     Yes     No