

Facility Event Space Rental Agreement

This contract for the rental of a venue is made this ____ day of _____, 2020, by and between Red Brick Partners, LLC ("Owner"), and _____ ("Renter").

Whereas, Renter desires to temporarily rent, occupy, and make use of Owner's venue located at 1131 Burton Hill Road, Fort Worth, Texas 76114, known as The Copper Wall ("TCW"), from _____ am/pm to _____ am/pm on _____, 2020 ("Term"), and

Whereas, 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. Renter shall pay to Owner a non-refundable reservation fee of \$150.00 ("Reservation Fee") to reserve TCW for the Term. On or before 45 calendar days prior to the Term, Renter shall pay to Owner non-refundable rent of \$_____ ("Rent"). Upon Renter's completion of his/her obligations under this agreement, Owner shall return to Renter the Reservation Fee.
2. The Renter shall have access to and use of TCW during the Term for any legal purpose in compliance with national, state and local law.
3. Owner shall tender to Renter keys and other access control devices on or before commencement of the Term. Renter shall tender to Owner all keys and other access control devices in his/her possession immediately upon expiration of the Term.
4. Immediately upon expiration of the Term, Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Renter may deposit trash in the dumpster located on-site at no additional cost to Renter.
5. Renter shall be responsible for repair of damages and replacement of lost equipment at TCW inflicted by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.
6. 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.
7. Any disputes arising under this contract shall be adjudicated in Fort Worth, Texas.
8. COVID-19 NOTICE: Owner shall disinfect high-touch areas such as doorknobs and bathrooms prior to and following Renter's use of the facilities. Renter accepts all responsibility for COVID-19 related illnesses or related consequences from Renter's use of The Copper Wall and shall hold Owner harmless from claims resulting from Renter's use of The Copper Wall.

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
Printed Name	Red Brick Partners, LLC Russell Rice
Address	1121 Burton Hill Road
City, State, Zip Code	Fort Worth, Texas 76114