

Facility Event Space Rental Agreement

This contract for the rental of a venue is made this ____ day of _____, 2024 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 _____ ("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 security deposit of \$150.00 ("Security Deposit") 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"). Owner shall refund the Security Deposit if TCW is left in an acceptable condition to Owner after the Term or if Renter cancels this agreement 90 calendar days prior to the Term and does not occupy the space.

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 a unique door code on or before commencement of the Term which will be deactivated after the Term.

4. Immediately upon expiration of the Term, Renter shall remove all personal property, trash, and other items that were not present in TCW when Renter took control of it. Renter will deposit trash in the dumpster located on the Northeast corner of the building.

CONFETTI/GLITTER: A \$50 cleaning fee will be retained from the Security Deposit should confetti or glitter remain visible in TCW after occupancy by 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.

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

Renter's Signature

Rachel Bennetch or Russell Rice

Red Brick Partners, LLC

P.O. Box 100393, Fort Worth, TX 76185

Address, City, State, Zip