

Be Our Guests Rental Agreement

Location: 1776 Gravois Rd, High Ridge, MO 63049

This Rental Agreement ("Agreement") is entered into between **Be Our Guests, LLC** ("Venue") and the undersigned ("Renter"). By signing this Agreement, the Renter agrees to the following terms and conditions:

1. Rental Fees & Deposits

Rental date: _____ Time: _____

- **Rental Fee:** \$350 per time slot (may purchase two for \$600). Deposit of half event fee date of booking. Final payment is due in full prior to the start of the event.
- **Security Deposit:** \$100 refundable deposit is required. The deposit will be returned within **24 hours of event completion** if there are no damages, incidentals, or contract violations.
- **Cleaning Deposit:** \$100 refundable deposit is required. The cleaning deposit will be returned if all cleaning responsibilities are met.

2. Cleaning Responsibilities

To receive the cleaning deposit refund, Renter must complete the following before leaving:

- Remove all decorations, tape, and personal property..
- Bag all trash and place it in the designated dumpster.
- Return tables and chairs to their original positions.
- Ensure restrooms are tidy, with trash removed.
- Remove all food and items that you brought, leave used items where you found them. .

3. Rules of Use

- **Food & Catering:** Outside food and catering are permitted.
- **Smoking:** Smoking is not permitted inside the Venue. Smoking butts and trash associated with must be placed in receptacles.
- **Decorations:** Only non-damaging fasteners (e.g., painter's tape) may be used. No nails, screws, or glitter/confetti.
- **Parking:** Parking is available on-site. Renter must ensure guests park legally.
- **Occupancy:** Renter agrees not to exceed posted occupancy limits. (75 people)

4. Liability & Indemnification

- The Renter assumes full responsibility for all damages, theft, or loss occurring during the rental period. The Venue is not responsible for lost or stolen property.
- The Renter agrees to indemnify and hold harmless Be Our Guests, LLC, its owners, and staff from any claims, damages, or liability arising from the event.

5. Cancellation Policy

- Cancellations made will forfeit the first half rental fee but may receive deposit refund and cleaning fees.

6. Agreement

By signing below, the Renter agrees to comply with all terms of this Agreement.

Renter Information

- Name: _____
- Phone: _____
- Email: _____
- Event Date: _____
- Event Time: _____
- Rental Hours: _____
- Total Rental Fee: \$_____
- Security Deposit: \$100
- Cleaning Deposit: \$100

Signatures

Renter Signature: _____ Date: _____

Venue Representative: _____ Date: _____