

# Space Rental Agreement For The Lodge of Townsend

This Agreement is made this      day of      , 2020 , by and between

<b>“Lodge”:</b> <b>The Lodge of Townsend</b> <b>131 S. Spruce, Townsend, MT</b> The Lodge of Townsend, LLC Attn: Albertina Homann 708 Dry Gulch Rd. Townsend, MT 59644 (406) 360-4408	and	<b>“Renter”:</b> Name: _____ Address: _____ _____ Telephone: _____ Email: _____
Days/Dates of Rental:	Hours of Rental:	

**Rental Charge and Deposit:**

**ASSEMBLY HALL:**

Renter will pay \$35.00 per hour, for the use of the Assembly Hall, or in the alternative \$130 for a half day (4 hours), or \$255 for a full day (8 hours). Renter will pay \$32 .00 per hour for additional hours or increments of ¼ hour. Renter must pay a refundable \$100 cleaning/damage deposit at the time of executing this Agreement. At its sole discretion, the Lodge may require Renter to pay for a Lodge representative to be present to supervise the use of the Lodge at the rate of \$15.00 per hour. See attached set-up and post-event take-down/clean-up instruction sheet for the Assembly Hall, which is incorporated into this Agreement.

**CLUB ROOM:**

Renter will pay \$25.00 per hour, for the use of the Assembly Hall, or in the alternative \$80 for a half day (4 hours), or \$150 for a full day (8 hours). Renter will pay \$20.00 per hour for additional hours or increments of ¼ hour. Renter must pay a refundable \$75.00 cleaning/damage deposit at the time of executing this Agreement. At its sole discretion, the Lodge may require Renter to pay for a Lodge representative to be present to supervise the use of the Lodge at the rate of \$15.00 per hour. See attached set-up and post-event take-down/clean-up instruction sheet for the Card Room, which is incorporated into this Agreement.

**Combo Special: Club Room plus Assembly Hall:**

Renter will pay \$50.00 per hour, for the use of the Assembly Hall, or in the alternative \$180 for a half day (4 hours), or \$350 for a full day (8 hours). Renter will pay \$40 .00 per hour for additional hours or increments of ¼ hour. Renter must pay a refundable \$75.00 cleaning/damage deposit at the time of executing this agreement.

**TABLES, TABLE CLOTHS AND CHAIRS:**

[ ] An additional Tables and Chairs rental charge of \$20.00 is payable in addition to the Rental Charges indicated for the room or space. Unless otherwise agreed to, Renter is responsible for all set up and take-down and storage of Tables and Chairs.

[ ] An additional table cloth charge of \$70 is payable in addition to the Rental Charges indicated for the room and space.

**[ ] KITCHEN:**

Renter will pay \$25.00/hour for the use of the Kitchen. Renter’s Kitchen usage includes all set-up and take-down/clean-up used for the event.

**Premises:** The Lodge provides the rented premises in an “AS IS” condition, and Kitchen rental may include such furnishings and equipment as exist as of the time of rental. Renter or Renter’s caterer must provide all food, beverages, coffee supplies, dishes, cutlery and paper goods (napkins, paper towels, etc.) used by Renter for Renter’s event. Renter may serve beer and wine on the premises; however, hard liquor is prohibited unless provided pursuant to agreement with a licensed alcohol retailer operating under a catering endorsement. Renter may not store alcoholic beverages on the premises before or after event. Renter must leave the Lodge in the same or better condition than it received it (i.e. clean with garbage dumped and doors locked).

**Insurance:** The Lodge requires the renter to (a) list the Lodge as an “additional insured” on insurance policies; (b) provide proof of insurance no less than 24 hours in advance of the event.

**Alcohol:** The Lodge allows on-premises service of beer and wine by Renter or Renter’s cater upon: (a) obtaining event or other insurance with coverage for alcohol liability; (b) listing the Lodge as an “additional insured” on insurance policies; (c) providing proof of insurance no less than 24 hours in advance of the event; and in the event of hard liquor provision and in addition to the above, (d) ensuring that Renter or Renter’s caterer or alcohol retailer has designated and properly-trained servers.

**Indemnification:** Renter shall indemnify, defend and hold harmless the Lodge, its successors and assigns, and its directors, officers, employees, and agents (each a “Lodge Indemnitee”) from and against any and all liabilities, damages, losses, settlements, claims, allegations, actions, suits, penalties, fines, costs or expenses (including, without limitation, reasonable attorneys’ fees) incurred by or asserted against any Lodge Indemnitee of whatever kind or nature, to the extent arising from or occurring as a result of (a) breach of any of Renter’s representations, warranties or covenants set forth in the Agreement; (b) violation by Renter of any law, statute, ordinance, or regulation as a result of its performance under the Agreement; or (c) personal injury, death, or property damage caused by Renter, its employees, representatives or agents as a result of their use of the Lodge under the Agreement.

Lodge: <b>The Lodge of Townsend, LLC</b>	Renter:
By: _____ _____	_____
Date: _____	Date: _____

Make checks payable to “The Lodge of Townsend, LLC”

Deposit received: Check No. \_\_\_\_\_ Date: \_\_\_\_\_ Rental received: Check No. \_\_\_\_\_ Date: \_\_\_\_\_

Deposit Checks may be refunded if the Lodge receives notice of cancellation at least 7 days prior to the rental date. Room payments must be made the day of the event, or immediately following the event.