



## **EVENT SPACE RENTAL AGREEMENT**

THIS AGREEMENT (the agreement) ENTERED INTO AT NASHVILLE, TENNESSEE, this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_ is by and between Eduardo Moreno d/b/a Fantasy Hall (the "lessor or Landlord") whose business address is 2332 Antioch Pike, Antioch TN 37013 and \_\_\_\_\_ (the "Renter" or "Costumer" and collectively, the "Parties")

WHEREAS, Renter wishes to use the Fantasy Hall for \_\_\_\_\_ ("

the Event").

In consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

### **1. Space rental.**

Lessor hereby grants to Tenant herein mentioned as Customer a limited and revocable license (the "License") to use the following space:

Fantasy Hall, (the "Venue") consisting of approximately 4,000 square feet of space which is a portion of total space located at 2332 Antioch Pike, Antioch, Tennessee 37013. Said 4,000 square feet of space includes a seating area a lady's restroom and a men's rest room. In addition to this interior space, fifty-five (55) exterior parking spaces are provided. Maximum legal occupancy inside is **200** people at any time.

This rented space shall be utilized solely for wedding parties, graduation events or for other similar purposes approved in advance by Lessor.

### **2. Security Deposit**

- Customer shall deposit with Lessor **\$ 300.00** at the time of signing the lease which will reserve Customer's event date. Said deposit will NOT be applied towards the Venue rent and shall become NON-REFUNDABLE if event cancelled, event date rescheduled or postponed by customer for any reason.
- This deposit will constitute a security deposit which will be used by Lessor to apply towards payment to any damages to the premises beyond ordinary wear and tear. Customer is responsible for all damage caused by act or neglect of Customer, Customer's family, Customer's invitees, Customer's guests, Customer's licensee's, or any other person in the employ or under control of Customer that includes but is not limited to outside, independent caterers, music bands, music disk jockeys, food servers, cooks, masters of ceremony act performers, event planners, decorators. Further, Customer

shall be responsible for trespassers or uninvited third parties during term of leased period

- After inspection of the premises by Lessor to determine the existence of any damages to property or equipment, Lessor will deduct the amount of damages from the total deposit and refund the remaining deposit to Customer.

### 3. Term

The term of this lease will be only in the date and times specified herein below;

Start date and time:

Time:

Ending date and time:

Time:

Initials \_\_\_\_\_ / \_\_\_\_\_

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### 4. Rent, additional Services and fees

- In consideration of said lease, Customer agrees to pay total balance in Rent and service fees in this agreement to Lessor in full 30 days before Customer's event date. \$25 per day late fee will be charged if Customer fails to pay at this specified date.
- Lease agreement balance pay off date:  
\_\_\_\_\_
- Customer acknowledges at least 30% of total contracted amount needs to be paid within \_\_\_\_\_ days from this lease date. \$25 per day late fee will be

charged if Customer fails to pay at this specified date.

- 30% of total contracted amount needs to be paid on or before:
- 

Reception package name:

Ice buckets

Guests & Package price:

Ice service

Venue rental

Setup labor

Tables round 60"

Clean up-

Tables oblong 6'

Sound system

Tablecloths

Lights system

Table overlays

Wait staff

Schedule:

Table runners

Bartender

Table skirts

Disc jockey

Chairs

Cake

Chair cover

Centerpieces

Chair sash

Buffet/Chaffing pans

Inflatable

Charger plate

Dinner plate

Back drop/Draping

Side item plate

Special plate

Catering:

Champagne glass

Goblet glass

Wine glass

Forks

Knives

Additional rentals \$

Spoons

Subtotal \$

Linen / Disposable napkin

Sales tax

Napkin ring

Total \$

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Initials:

### 5. SUBLEASES

Customer shall not have the right, without the prior consent in writing of Lessor to pledge or assign this lease or sublet the leased premises or any part thereof. Charging money to persons to get access to the premises is strictly prohibited! Also, known as "cover", "donations", "gift to enter" or "pre-sell of tickets" at the door or before Customer's event is NOT permitted at any time, violation by Customer will cause Customer's event being terminated immediately with no refund of any kind from Lessor.

### 6. ALCOHOLIC BEVERAGES

Lessor will not provide alcoholic beverages or beer to Customer or Customer's invitees, guests, licensees, family, employees or friends. If Customer provides alcoholic beverages of any kind, Customer assumes all responsibility for any injury or damages resulting there from. Customer is responsible for the safety of all persons at Customer's event. CUSTOMER AGREES AND ACKNOWLEDGES THAT IT IS AGAINST THE LAW TO SELL OR DISPENSE ALCOHOLIC BEVERAGES WITHOUT A VALID TENNESSEE PERMIT ON THE PREMISES AT ANY TIME, AND IF CUSTOMER DOES PROVIDE ANY ALCOHOLIC BEVERAGES A STATE APROVED CATERER IS THE ONLY ONE ALLOWED TO DISPENSE ALCOHOLIC BEVERAGES TO INVITEES AND FAMILY ONLY IF THEY ARE 21 YEARS OF AGE AND UP.THE ONLY EXCEPTION TO SELL ALCOHOLIC BEVERAGES IS WHEN TENANT PROVIDES A COPY TO LANDLORD OF VALID PERMIT ISSUED BY THE PROPER AUTHORITIES TO SELL ALCOHOLIC BEVERAGES

## 7. ADDITIONAL SERVICES

Lessor will refer Customer to third parties for necessary services which Lessor does not supply. For example, these services may include disc jockey, music bands, limousine services, event planners, security personnel and catering services. However, Lessor assumes no liability or responsibility for this third-party services even if Lessor collects moneys from Customer in behalf of a third-party service provider.

## 8. ACTS OF GOD

Should any act of God such as earthquake, flood, storms, snow, etc. prevent access to the premises for a scheduled event, Customer agrees and understands that no refunds are permitted. Lessor will issue a full credit to Customer for another available date and Lessor will not be responsible for any expenses incurred by Customer to move Customer's event to another date. If there is an interruption of power (electric service) for any reason including non-acts of God, Lessor is not obligated to furnish a power generator to Tenant

## 9. CONSTRUCTION

In the event of any remodeling, construction or addition inside or outside the premises building by Lessor for any reason, Customer agrees that he or she is not allowed to cancel this contract or entitled to any kind of refund. Lessor will only provide another available date to Customer and Lessor shall not be responsible for expenses incurred by Customer due to moving Customer's event to another date.

## 10. NOISE, MUSIC, SOUND

Customer agrees to keep and maintain the loudness of Customer's event within the legal limits of the local ordinances and the loudness of such event shall not be above 50 db. (Fifty decibels) at any time including sounds from DJ'S or music bands performing during Customer's event. And doors shall be kept closed always during Customer's event due to local ordinances and will be open only to allow entrance and exit to Customer's invitees and guests.

## 11. VIOLENT OR DANGEROUS BEHAVIOR

Should Lessor determine that during the scheduled event of Customer, that Customer or any other person on the premises has willfully or intentionally committed act or behaves in a manner which constitutes or threatens to be a real and present danger to the health, safety and welfare of the life or property of other residents or persons on this property, Lessor may and will terminate this Lease without a refund.

Lessor will not provide security personnel for Customer's events. Customer is solely responsible for the safety of Customer's invitees, licensees, employees, family and friends. All persons and property on the leased property shall be at the risk of Customer only. Lessor shall not be liable for any damages, injury or theft. If Lessor provides a contact for security personnel or collects money in behalf of any security

company is merely as a courtesy to Customer and Customer is the ultimate responsible to obtain a binding contract with such personnel or company between them.

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## 12. BREACH/ CANCELLATIONS/ DATE CHANGES

- Any violation or breach of this Lease agreement by Customer or a third part at the scheduled event shall result in immediate termination of the Lease without refund of any kind by Lessor.
- Customer agrees that the Security deposit will become non-refundable if event is cancelled by Customer at any time for any reason.
- Shall customer decide to change his or her date for another available date after having signed an original contract for an event date, there will be a "date change fee" of \$300.00. For the new date change to take effect a new contract must be signed or original contract amended by Customer and Fantasy Reception Hall representative and date change fee paid in full. Fantasy reception Hall at its own discretion has the right to decline such date change request to customer due to possible loss of income due to a pending tentative date with another customer, new date not available, time of event is too soon or any other issue that may prevent Fantasy Reception Hall grant such date change.
- When 30% of contracted amount has been paid by customer it becomes NON- refundable if Customer cancels his-her event regardless of time left for Customers scheduled event. Such amount can be used as credit by Customer for another event within a 12-month period starting from Customer's original event date. If this credit is not used by Customer within that 12-month period it will be considered lost and no other credits or refunds of any kind will be provided by Lessor.
- 30% of the total amount contracted plus deposit will be non-refundable

and no credit towards a future event will be issued if cancelled by Customer within 60 days of Customer's event.

- 50% of the total amount contracted plus deposit will be non-refundable if cancelled by Customer within 30 days of Costumer's event.
- NO refund of any type will be given by Venue to Customer if Customer cancels his or her event for any reason within 15 days of Costumer's event.

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### 13. SAVINGS CLAUSE

Any provision of this Lease determined to be null and void shall not affect the other valid provisions of this Lease. Such invalid provisions shall be severable from the remainder of this Lease.

### 13A. ADDENDUM

By signing herein below Customer acknowledges and agrees for Lessor to publish, broadcast, share Customer's media files in any form, in any social network and internet for advertising purposes. Customer hereby authorizes charges by Lessor to any credit or debit card provided by Customer to be charged and pay the penalty amounts in case of cancellation and to charge any outstanding balances due to NSF checks, failure to pay per this contract, or any other reason that causes Customer to have an open balance with Lessor. Lessor has the right to cancel this lease agreement for any reason, with the only obligation to notify Customer 30 days prior to Customer's scheduled event without further obligation from Lessor but to refund any deposits or advances that Customer had previously paid.

14. MERGER CLAUSE

No modification, written or oral, shall be made unless signed in writing by Lessor and Customer. All prior and collateral negotiations and agreements are merged within this document and no other writing or agreements exist which are not incorporated herein.

15. ACKNOWLEDGEMENT

Customer hereby acknowledges that Customer has read this Lease agreement and will comply in all respects with the terms and conditions contained herein. Customer shall be jointly and severally liable for each provision of this Lease.

\_\_\_\_\_  
\_\_\_\_\_  
Customer's Printed Name  
Name

Fantasy Hall Rep. Printed

\_\_\_\_\_  
\_\_\_\_\_  
Customer's Signature  
Signature

Fantasy Hall Rep.

Customer's Driver's  
License# \_\_\_\_\_ expiration  
date \_\_\_\_\_

Customer's Address  
\_\_\_\_\_



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Customer's Tel

# \_\_\_\_\_

Mobile or Alternate Phone

# \_\_\_\_\_

E  
mail \_\_\_\_\_