



RENTAL AGREEMENT

This contract for the rental of a venue is made this day, _____, by and between **THE SUNSHINE MILL**, hereafter referred to as the Owner, and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at 901 E 2nd St, The Dalles, OR, 97058 and known as The Sunshine Mill and Winery.

Whereas, the 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. The Renter shall pay to the Owner the sum of _____ in order to secure the requested rental date.
This amount of _____ is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts.
2. The Renter shall have access to and use of the venue from _____ on _____ to _____ on _____ for the purpose of hosting the Renter's event. **Any additional time will be charged in 15 minute increments at the hourly rate of _____ /hour.**
3. The full rental fee **including** the non-refundable deposit for the use of the venue described in (2) above shall be _____. The balance of the rental fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner upon the day of services rendered.
4. Within 24 hours of the rental period's expiration, Renter shall tender to Owner the rental fee balance due, and all keys and other access control devices in his/her possession.
5. Renter shall remove all personal property and other items **that were not present** in the venue when Renter took control of it.

6. As requested, for an additional fee being that which the Owner is charged by rental company Owner shall:

7. Renter will be charged 20% gratuity for all food and drink ordered from the owner for the event. Final payment will include balance of package, plus bar total, gratuity and any additional items added to the contract.

8. In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of **10%** per year until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated with collection.

9. Renter and subsequent guests represented by renter will be liable for any physical damages and will not hold the owner liable for any injury that may occur on the property regardless of intent. Renter's guests while Renter is in control of the venue shall hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue. In no event will the Owner be liable for consequential damages of any nature for any reason.

10. The renter and any guests will incur fines and penalties for non-compliance if any outside beverages are discovered on premise during the rental period. This includes any outside alcohol. In addition to a monetary fine of \$250.00, disregard for this condition of the contract will also result in the immediate conclusion of the event, with the Renter incurring all other remaining payments associated with the rental agreement.

11. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

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, date
Printed Name	Printed Name
Address	Address
City, State, Zip Code	City, State, Zip Code