



# The Venue on Main Rental Agreement

**Venue Address** - 519 W Main Street Denison TX 75020  
 Cindy Salem, Owner  
 903-327-5034 thevenueonmain@gmail.com  
**Mailing Address** - 331 Golf Walk Cir, Denison TX 705020

Event Date \_\_\_\_\_ Event Name: \_\_\_\_\_ Type of event: \_\_\_\_\_

Landlord agrees to rent to the Renter the property Main Street Studios at 519 W Main Street Denison Texas  
 This agreement made between Steve or Cindy Salem (hereafter called Landlord) and Renter (hereafter called Renter) Renter Information

**Name** \_\_\_\_\_

**Address: Street:** \_\_\_\_\_ **City** \_\_\_\_\_ **Zip** \_\_\_\_\_

**email:** \_\_\_\_\_

**phone number:** \_\_\_\_\_

Backup contact information (optional) \_\_\_\_\_

Item	Fees	Payments \$100.00 minimum Deposit for Ballroom, \$50.00 deposit for ClubRoom - due with contract. Balance Due 30 day prior to event. Payments and Dates
BallRoom Rental 9am - 12am	<input type="checkbox"/> \$1000.00 Fri 9a - Sun <input type="checkbox"/> \$750.00 Saturday 9a-MN <input type="checkbox"/> \$500.00 Sun 9a-MN <input type="checkbox"/> \$300.00 Mon-Fri 9a-MN	
ClubRoom Rental 9am - 12am	<input type="checkbox"/> \$200.00 Sat or Sun <input type="checkbox"/> \$200.00 Weekend with Ballroom <input type="checkbox"/> \$100.00 Weekday	
10 Round tables (optional) on Cart	<input type="checkbox"/> \$75.00 (optional)	
Refundable Damage Cleaning Deposit	<input type="checkbox"/> \$250.00 BallRoom <input type="checkbox"/> \$50.00 ClubRoom	
Total Charges and Payments		

Deposit \_\_\_\_\_ \$100.00 Ballroom \_\_\_\_\_ \$50.00 ClubRoom \_\_\_\_\_

Damage/Cleaning Deposit Refund \_\_\_\_\_

Renter \_\_\_\_\_ Landlord \_\_\_\_\_ Date \_\_\_\_\_

RENTAL TERMS - All Venue on Main Spaces

1. Rental Period is 9am until Midnight
2. Date is reserved when deposit received, Balance is due 30 days prior to rental date.
3. Reservation is cancelled if balance due is not received 30 days prior to event.
4. The Reservation deposit is not refundable if you cancel the event, date can be rescheduled if available.
5. This agreement may not be transferred or sub-let by the Renter
6. The rental date is transferable only if an alternate date is available and new contract executed.
7. Outside vendors are allowed and are required to meet all terms of this agreement. Violation of the terms of this agreement by vendors hired by the rental can result in loss of deposit
8. The event must conclude by 11pm night of event, renter will only use the venue during the times agreed in this agreement. All persons must be off the premises by midnight, including caterers and clean up crews
9. Setup/take down not provided. The renter will return chairs and tables as found.
10. Decoration terms
  11. No nails, tacks, hooks, screws, or staples, to the walls, floors, ceilings, walls or doors.
  12. Event signage may be placed outside the exterior door one hour prior to event- must be a freestanding sign that does not obstruct doorway
  13. May decorate hallway leading to Venue - up to the edge of the wood floor. May not place decorations on stairway, entry or exterior doorway.
14. Event will be constrained to the studio space, which include the "backroom". The Renter nor their guests are not allowed access to the upper levels of the building.
15. Air Conditioner Do not change the setting more than a 3 degrees up or down.
16. The Alley door must remain closed and locked when not in active use.
17. Deliveries can be made through the Main Street entrance Alley entrance (back door) including rentals, catering, DJ or sound equipment. No amplified music after 10pm.
18. No smoking is allowed anywhere in the building. No unlawful drugs can be brought onto the premises.
19. Complaints received pertaining to noise or activities by the renters or their guests or vendors could result in forfeiting the security deposit and possible early eviction from the facility.
20. All renters' personal and rental property from third parties will be removed from the building by the end of the rental period. Landlord will not be responsible for these properties left in the building after rental period and articles may be disposed of at will. Vendors who require pickup outside the rental period must be arranged between the renter and landlord. If the landlord must meet a vendor after the event \$50.00 fee will be deducted from the cleaning deposit. Good and Materials must be prepared per vendor instructions or portion of deposit may be forfeited.
21. The landlord agrees to refund the Security/Cleaning deposit within 14 days to the Renter after the event once any damage has been assessed, no extra cleaning was required and rental rules were followed. Only ordinary use and wear is acceptable. Renter will be notified in writing if and why any of the \$250.00 deposit is being withheld.
22. ClubRoom 16- White Chairs, 8 - Black folding Chairs, 4 - round tables, 5 -6 foot tables
23. Ballroom: TABLES included: 14 - 6' x 24" conference tables , 100- chairs, Banquet tables: 2-8', 3-6', 1-4' table

I agree to terms of this lease :

Renter \_\_\_\_\_ Landlord \_\_\_\_\_ Date \_\_\_\_\_