



The Venue on Main ~ Rental Agreement

519 W Main Street, #102 Denison, TX 75020

Casey Baker, Manager 214-493-8100

Cindy Salem, Owner

thevenueonmain@gmail.com

www.thevenueonmaindenison.com

Event Date: _____ **Event Name:** _____ **Event Type:** _____

Landlord agrees to rent said property, The Venue on Main, 519 W Main Street, #102, Denison, Texas 75020, to Renter. This agreement was made between Steve and Cindy Salem, (hereafter called Landlord), and Renter, (hereafter called Renter). Renter information below:

Name: _____ **Phone:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Backup Contact Information: _____

Item	Fees	Total Balance
Ballroom Standard Rates Hourly Rates are 4/hr. Minimum Ballroom Rental Hours: 9am - Midnight	<input type="radio"/> \$ 1,000 Weekend (Any 3-Day Rental) <input type="radio"/> \$ 750 Saturday Only <input type="radio"/> \$ 500 Sunday Only <input type="radio"/> \$ 300 Weekday Monday – Friday <input type="radio"/> \$ 125 Hourly Saturday Only <input type="radio"/> \$ 100 Hourly Sunday Only <input type="radio"/> \$ 75 Hourly Weekday Monday - Friday	
Additional Rentals Incentives Specials	<input type="radio"/> <input type="radio"/> <input type="radio"/>	
Refundable Damage and Cleaning Deposit (Required)	<input type="radio"/> \$ 250.00	
The deposit is required to hold your date and is considered a down payment towards your total balance. Your total balance is due 30 days prior to your event.	<input type="radio"/> \$ 100.00 Deposit (Non-Refundable)	

Renter: _____ Date: _____

Manager: _____ Date: _____

Owner: _____ Date: _____

Form of Payment(s) (circle one): Cash - Check – Credit Card – PayPal – Venmo – CashApp – eGift Card



RENTAL TERMS

Reservations:

1. Rental hours are between 9am - Midnight.
2. The event must conclude by 11pm the night of the 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.
3. Events will be constrained to the rented space which includes the "backroom". The renter nor their guests are allowed access to the upper levels of the building.
4. Date is reserved when the non-refundable \$100 deposit and an executed Rental Agreement is received. Reservations will be cancelled if the remaining balance is not received 30 days prior to the rental date.
5. The rental date is transferable only if an alternate date is available and a new contract is executed. This agreement may not be transferred or sub-let by the renter.
6. The landlord agrees to refund the Refundable Damage and Cleaning Deposit to the renter within 14 days after the event; once the venue and its terms and agreements has been assessed with no damage or extra cleaning required. Only ordinary use of wear is acceptable. *see *Checkout Instructions* for acceptable requirements. Renter will be notified in writing if and why any of the \$250 Refundable Damage and Cleaning Deposit is being withheld.
7. Complaints received pertaining to noise or activities by the renter or their guests/vendors could result in forfeiting the Refundable Damage and Cleaning Deposit and possible early eviction from the facility.
8. Air Conditioner - Do not change the setting more than 3 degrees up or down.
9. The alley door must remain closed and locked when not in active use.
10. 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.

Local and State Regulations and Guidelines:

1. Renter will comply with local and state regulations and guidelines, including but not limited to Open Texas COVID 19 related *If government restrictions fall below the current 75% capacity due to COVID 19, we will allow a full refund at the renter's request.
2. Outside vendors are allowed and are required to meet all terms of this agreement as well as all government COVID 19 related requirements. Violation of the terms of this agreement by vendors hired by the rental can result in loss of the Refundable Damage and Cleaning Deposit.
3. Smoking is NOT allowed anywhere in the building. No unlawful drugs can be brought onto the premises.



Decoration Terms:

1. Setup/teardown not provided. The renter will return chairs and tables per signage according to the Checkout Instructions.
2. No nails, tacks, hooks, screws, or staples, to the walls, floors, ceilings, or doors.
3. No glitter, open flame, confetti, or sparklers.
4. Event signage may be placed outside the exterior door one hour prior to the event - must be a freestanding sign that does not obstruct the doorway.
5. May decorate the hallway leading to the venue - up to the edge of the wood floor.
6. May not place decorations on the stairway, entry, or exterior doorway.
7. All renters' personal and rental property from third parties will be removed from the building by the end of the rental period. The 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, a \$50 fee will be deducted from the Refundable Damage and Cleaning Deposit.

Included w/ Rental:

1. Tables: 14 - 6' x 24" conference size, 100 blue sled chairs, and
2. Wi-Fi and Amplifier with Bluetooth or Aux connection, and
3. Chalkboard and Iron Easel, and
4. Cleaning Equipment and Supplies

Incentive Program:

A \$50 coupon will be awarded towards your next rental with The Venue on Main if the venue is found to be in excellent condition per the *Checkout Instructions*. This coupon is valid 12 months from the date of your current qualifying event.

Notes:

Renter Initials: _____

Owner/Manager Initials: _____