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RENAISSANCE
EVENTS FACILITY

RENTAL AGREEMENT

To book a reservation this document must be filled in completely and signed.

Renaissance may be rented by the room and in blocks of four (4) hours.
To this, one (1) hour may be added for setup and another hour (1) for cleanup, six (6) hours in total.

RENTER NAME: _____ **EVENT DATE:** _____

START TIME: (including 1 hr. set-up): _____ **END TIME: (including 1 hr. tear-down/clean up)** _____

PURPOSE OF EVENT: _____ **ROOM(S) RENTED:** Banquet Hall Lounge

Renter wishes to use JNB Capital LLC's ("Owner") space on the date and times and for the purpose set forth above ("Event"). In consideration of the mutual promises and covenants contained herein, the Parties agree to the following:

1. **Space Rental.**

- Owner grants to Renter a limited and revocable license ("License") to use its facility that includes a banquet hall, kitchen, and smoking lounge ("Space"), either one, two or all three as listed above.
- The License permits Renter to use the Space only on the Event Date, between the specified start and end times and only for the purposes described above. Renter shall not have access to the Space at any time other than during these hours on the Event Date unless Renter receives prior written permission from Owner.

2. **Fees.**

- Renter shall pay to Owner \$ _____ ("Rental Fee") for the use of the Space (6% PA sales tax will be added).
- To hold the reservation, total Rental Fee shall be paid to the Owner at least one month prior to the event.
- Owner shall have no obligations under this Agreement until the Rental Fee is received and paid in full.
- If required, Renter shall pay Owner \$250.00 as a security deposit (Security Deposit), which shall be returned if the facility is left in a good and clean condition, to be paid at time of reservation. Security deposit will be returned within no less than fourteen days after the event, usually sooner.

3. **Cancellations.**

- If Renter cancels the reservation for the Event seven (7) or less calendar days before the Event Date, Owner shall keep 100% of the Rental Fee, and refund the Security Deposit (if applicable) and other fees. Relaying a reason for cancelation is expected.
- If Renter cancels the reservation for the Event eight (8) or more calendar days before the Event Date, Owner shall keep 50% of the Rental Fee and refund the Security Deposit (if applicable) and other fees. Relaying a reason for cancelation is expected.
- Owner shall not cancel this reservation except for reasons beyond its control, in which case the full amount paid by the renter will be refunded.

4. **Condition of Premises.**

- The Space will have a maximum capacity of 108 people, including a maximum of 99 people in the banquet hall. By signing this, you agree to the capacity requirement, and will not hold Owner liable for incidents caused as the result of a violation.
- Other additional specifications for the Event are described below:

- Aside from any specifications described above, the Space is provided as-is and Owner makes no warranty to Renter regarding the suitability of the Space for Renter's intended use.
- Renter shall leave the Space in the same or similar condition as when Renter entered.
- Renter shall be responsible for any damage caused to the Space beyond ordinary wear and tear and shall be required to arrange for the repair of any such damage.

- If Renter does not satisfactorily arrange for such repair, Owner shall be entitled to arrange for any necessary repairs at Renter's expense. Renter shall reimburse Owner for any such repairs within 30 days of receipt of Owner's written request for reimbursement, which request shall be accompanied by written verification of the amount of the expenses incurred.
- Renter shall also be responsible for any lost, stolen, damaged, or missing items.
- Failure to satisfy the Owner in this matter will terminate future opportunities for Renter to use the Space.

5. **Indemnification.**

- Renter hereby indemnifies and holds harmless Owner, its employees, officers, and directors from any damages, actions, suits, claims or other costs (including reasonable attorneys' fees) arising out of or in connection with any damage to any property or any injury caused to any person (including death) caused by Renter's use of the Space, including any acts or omissions on the part of Renter, its employees, officers, directors, independent contractors or other agents.
- Renter shall notify Owner of any damage or injury of which it has knowledge in, to, or near the Space, regardless of the cause.

6. **Compliance with Laws.**

- Renter shall obtain and maintain any necessary permits, licenses, or other forms of permission necessary to use the Space in a lawful manner, including those associated with outside caterers, DJs, musicians, etc.
- Renter shall not use the Space in any manner that would violate local, state, or federal laws or regulations, including smoking.
- Smoking is permitted only in the designated smoking lounge area.

7. **Assignment.** Neither Party may assign or transfer their respective rights or obligations under this Agreement without prior written consent from the other Party.

8. **Governing Law and Venue.** This Agreement and the right of the parties shall be construed in accordance with, and governed by, the laws of the Commonwealth of Pennsylvania, without regard to conflicts of law principles. In any legal action to enforce or interpret this Agreement, the sole and exclusive venue shall be a court of competent jurisdiction in Franklin County, Pennsylvania.

9. **Counterparts.** This Agreement may be signed by each party separately and in different locations. The separate signed agreements can be treated as one as if both parties signed in the presence of the other at the same time and on the same page.

10. **Severability.** If any provision of this Agreement is held by a court, in whole or in part, to be unenforceable, the remainder of that provision and of the entire agreement shall be remain in full force and effect.

11. **Entire Agreement.** This Agreement constitutes the entire agreement between Renter and Owner and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.

12. **House Rules & Policies.** By signing this Agreement, renter also agrees to abide by the house rules, guidelines, and policies.

IN WITNESS WHEREOF, the parties have caused this Agreement executed on this date: _____.

I am providing my consent and agreement by my hand-written or electronic signature of this Agreement (the electronic signature of which shall be treated in the same manner and legal effect as if I signed this Agreement in writing).

RENTER

Signature

Print Name

Title: _____

JNB CAPITAL LLC, OWNER

Signature

Jonathan L. Bohannon
Print Name

Title: Owner/Executive



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