

## LEASE RENTAL AGREEMENT CENTER INN RESTAURANT & PUB LLC

THIS AGREEMENT made and entered into this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, by and between the **Center Inn Restaurant & Pub** of Readlyn Ia, hereinafter referred to as **CENTER INN** and \_\_\_\_\_, hereinafter referred to as the LESSEE.

### WITNESSETH:

1. CENTER INN agrees to rent to LESSEE the Ballroom (\$325.00)- Dining Room – (\$80.00) – Basement – (\$60.00) [*Circle all that apply*] together with the necessary entrances and exits thereto and there from on the \_\_\_ day of \_\_\_\_\_ 20\_\_\_\_, from **7:00am** to **2:00am** the following day for the sole and exclusive purpose of \_\_\_\_\_
2. For use of the premises for the period above described, LESSEE agrees to pay to CENTER INN the sum of \$\_\_\_\_\_ for the use of the above – named places. NOTE: LESSEE may decorate for said event starting at 7:00 am on the day of the event. If LESSEE requires time before the event for set-up then an additional charge for \$25.00 per day will be assessed for each day prior to the event. The LESSEE may rent the ballroom facility for set-up and decorating and preparation prior to the event as long as no other event has been scheduled. **The remaining rental fee, cleanup, liquor, wine, or beer ordered must be paid prior to the event. Any open balances will be billed after the event with payment due within 15days after billing.**
3. LESSEE agrees to pay a non-refundable deposit of One Hundred and Fifty Dollars (\$150.00) upon signing this agreement with the balance to be paid at the conclusion of said event. There will also be a (\$100.00) cleanup charge for this event. All decorations must be removed by 12:00 am the following day unless other arrangements have been made.
4. CATERING SERVICES – (Meals, hors d’oeuvres, etc.) Must be arranged by the LESSEE.
5. No alcoholic beverages can be brought into the building. If you would want your own wine or champagne then prior arrangements must be made. A corking fee will be charged.
6. LESSEE agrees to return said property to CENTER INN is as good as condition as when received except damage by natural wear and tear, fire, windstorm, lightning, or other acts of God. There will be an additional charge if excessive cleanup is necessary or there is damage to the premises.
7. LESSEE will comply with all laws, ordinances and regulations adopted or established by a federal, state, or local governmental agency or body; and by all rules and regulations as provided by CENTER INN. LESSEE will require that its employees/ or quests likewise so comply.
8. LESSEE and all its quest, employees, etc must have vacated the premises no later the regular closing time of the bar as mandated by state law.
9. LESSEE is responsible for extra sound, lights and wiring cost needed for the event. No cords, cables or rugs may be strung across the floor except as where absolutely necessary and they must be approved by the management and covered with tape.

10. No fog machines are permitted. Glitter and other materials may **NOT** be used to decorate.
11. Equipment and decorations may not have protruding legs that extend onto the dance floor.
12. All items brought in by LESSEE or entertainers performing for LESSEE'S event must be removed after the event prior to 12:00am the following day unless other arrangements have been made.
13. Entertainment hired by LESSEE must abide by CENTER INN rules.
14. LESSEE agrees that it is the responsibility of LESSEE to advertise said event. CENTER INN may advertise the event if approved by LESSEE.
15. SPECIAL ARRANGEMENTS: All arrangements between LESSEE and CENTER INN are included in the foregoing written contract, except such arrangements as may be written below or attached to: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
16. Violation of any terms hereof by LESSEE shall give CENTER INN the right to instantly terminate, without notice or liability, this contract and its uses hereby granted.
17. This contract may become void unless returned with deposit within TEN (10) days from the date issued at CENTER INN's sole option.
18. With the deposit of \_\_\_\_\_ when received will guarantee the rates as stated and confirmation of your reservation as described on front page of this contract. Keep a copy of this contract as signed by the Center Inn

CENTER INN RESTAURANT & PUB LLC

LESSEE

By \_\_\_\_\_

By \_\_\_\_\_

Title \_\_\_\_\_

Address \_\_\_\_\_

Date \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

P.O. Box 141, Readlyn Ia. 50668-0141

Date \_\_\_\_\_ Phone: \_\_\_\_\_

Phone 319-279-3839 Fax 319-279-3840

cell: \_\_\_\_\_

Cell: 319-240-5100 www.centerinn.com

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For Center Inn Use only:

STARTING TIME OF EVENT \_\_\_\_\_ SERVING TIME \_\_\_\_\_

NUMBER OF GUESTS \_\_\_\_\_ DATE/TIME TO DECORATE \_\_\_\_\_

TIMES FOR BAND TO BEGIN \_\_\_\_\_

WHEN WILL GUEST START ARRIVING \_\_\_\_\_

OTHER \_\_\_\_\_

INSTRUCTIONS. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_