

EVENT SPACE RENTAL AGREEMENT

Endgrain Studio, LLC - DBA 'The Pioneer Collective'
100 South King Street, Suite 100; Seattle, WA 98104

THIS AGREEMENT ("the Agreement"), made as of this 12th ^{BST} ~~6th~~ day of
July, 2016, by and between Endgrain Studio, LLC
DBA "The Pioneer Collective," (the "Owner"), whose business address is 100
South King Street, Suite 100; Seattle, WA 98104 and
BANU SELIN TOSUN of
1400 NW Marshall St, Apt #505, Portland (the "Renter") collectively, the
"Parties". OR, 97209

The parties agree as follows:

Space Rental

Owner hereby grants a limited and revocable license (the "License") to the Renter
to use the following space:

TPC event space

_____ (the "Space") on the Event Date & during the hours
specified under this agreement.

Event

The Renter shall hold the following Event: _____ Selin Banquet _____
(the "Event") on the 24th ^{15th} day of September,
2016 (the "Event Date"), between 6:00 ^{BST} pm and October - BST
9pm pm. Renter is authorized to use the Space to hold the
Event, and for no other purpose.

Fees & Payment

Estimated event total

Event space 3 hours at \$ 225 per hour = \$ 675
Catering (in-house) 0 = _____
Cleaning fee \$250 = _____
Add-ons 0 = _____

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\$925

reserve the space. The outstanding balance will be due the day of the event.

In the event of a cancellation, Owner will keep full amount of 50% non-refundable deposit.

Late Payments: If Client does not pay in full (100% of balance due) no later than the day previous to the day of the Event Period, then Client must pay a late penalty (20% of any outstanding balance).

Setup/takedown: The Renter shall receive one free hour of setup before the event and one free hour of takedown after the event. Renter shall not arrive before designated time. Any extra setup and takedown time will be billed at a rate of \$150 per hour.

Security Deposit

Owner will require a valid credit card and signature on file to serve as a deposit. Any outstanding charges or damage may be charged to this card. If costs for extraordinary cleaning or repair exceed \$500, Renter's Generally Liability Insurance coverage may be subject to a claim, or Renter may become personally liable.

Space Specifications

Owner grants to Renter the following amenities at the Space and no other:

- Communal spaces in south west portion of space - 3,000 sqft.
- Restrooms on first floor
- Front entry way and entrance desks 500 sqft.
- Six 8' tables and two 10' tables (Renter must provide linens to cover tables)
- Coat rack
- String lights
- Sofas and upholstered chairs
- Use of kitchen countertops, microwave, beverage tubs, refrigerator and freezer

Under no circumstance may Renter or event attendees enter designated desk
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Potentially damaging fasteners (e.g. heavy gauge nails, staples, or screws) may not be used to hang signs or other materials on walls, ceiling, or floors. No confetti, glitter, or potpourri is allowed. All candles must be in containers that will catch wax and keep flame enclosed. Any such prohibited practices may be subject to drawing upon Renter's Damage Deposit. No vendors or exhibits may be placed outside the Pioneer Collective without prior written approval. All furniture must be replaced to the same position it was originally found. If a staff employee is required to assist in set-up or tear-town of excessive set up, a labor fee will be assessed at a rate of \$50 per hour.

Cleanup and Trash Removal

Leave no trace. Renter will be responsible for clearing all trash generated at the Event and depositing it in the proper waste receptacles on site.

All trash & recycling must be separated and deposited into the trash & recycling dumpsters in the back alley. All trash removal must be performed by Renter or Caterer. Renter is subject to the "Extraordinarily Dirty" fee, as stated above, for any trash left anywhere else on the premises.

Disclaimers

The Space shall be provided by the Owner as-is and Owner make no warranty regarding the suitability of the Space for Renter's intended use.

Condition

After the completion of the Event, the Renter shall leave the Space in the same or similar condition as received from the Owner.

Damages

Beyond ordinary wear and tear, Renter shall be responsible for any damage caused by Renter's use of the Space. Renter shall arrange for the repair of any such damage. In the event if Renter does not make any necessary repairs, Owner shall arrange for the same at Renter's expense.

THIRD PARTIES

Catering

The Pioneer Collective requires that all catered events be only with fully licensed
d i d t IN NO CASE SHALL THE PIONEER COLLECTIVE NOR

Caterer Requirements:

All caterers must:

- a) Maintain clean food service areas;
- b) Dispose of all trash and recycling;
- c) Clean all areas used for food preparation and service;
- d) Be present for the duration of the event and may not leave before signing off with a staff member of The Pioneer Collective;
- e) Maintain a General Liability Insurance Policy naming Endgrain Studio LLC DBA The Pioneer Collective "Additional Insured" and "Certificate Holder" of no less than one million dollars (\$1,000,000.00) through the duration of the event,
- f) If alcohol is to be served by a Caterer, they must obtain a Banquet Permit for the event and obtain an additional one million dollars (\$1,000,000.00) in liquor liability insurance valid through the duration of the event with Endgrain Studio LLC: DBA The Pioneer Collective named as "Additional Insured" and "Certificate Holder." The certificate must be provided to The Pioneer Collective along with the signed contract no later than 30 days prior to the event.

Vendors

Certificates of Insurance are also required for any vendors on premises (wineries, décor companies, etc.). The Pioneer Collective must be named as "Additional Insured" and "Certificate Holder" for any such vendor certificates 30 days prior to the event. The certificate must be provided to The Pioneer Collective no later than 30 days prior to the event.

OTHER TERMS AND CONDITIONS**Alcoholic Beverages**

If alcohol is to be served, Client's General Liability Insurance Policy or the Caterer's General Liability Insurance Policy must include one million dollars (\$1,000,000.00) in liquor liability insurance with The Pioneer Collective.

Banquet Permit for the event. If alcoholic beverages will be served by an on premise

Caterer, then the Caterer is required to have a Liquor License, as well as maintain the required liquor liability insurance described within section 4.1.2(f). The Liquor License and the Banquet Permit must be posted in a conspicuous place (kitchen) during the event.

Consumption of Alcohol

In accordance with state liquor laws, all beverages and glassware must remain inside the The Pioneer Collective facility. Alcohol shall not be served to persons under the age of 21 under any circumstance. The Pioneer Collective reserves the right to terminate the event immediately upon discovery that any minor individuals are consuming alcohol, or alcohol is being consumed outside of the premises. The Pioneer Collective retains the right to ask a guest to leave if they appear over-served or are disruptive or dangerous.

Sales/Service of Alcohol

Alcohol sales are not permitted unless approved in writing by the Owner of The Pioneer Collective and correct permitting is provided 30 days in advance of the event. Liquor Licenses or Banquet Permits from the Washington State Liquor Control Board are required for any event where alcoholic beverages are served. One-time Liquor Licenses must cover the entire event period (e.g. if your event goes past 12am, 2-day coverage is required).

Licenses and permits must be conspicuously posted at all times during the event. ALL ALCOHOL SERVERS MUST BE LICENSED BY THE STATE OF WASHINGTON to serve liquor and abide by the State of Washington's rules and regulations regarding serving alcohol. Licensed servers are responsible for ceasing service to guests who have had too much to drink. Renter's event SHALL CEASE SERVING alcohol 1 hour before the close of the event or at 1:30am whichever comes first.

Smoking

Guests may use the outside areas to smoke. However, all beverages and glassware must remain inside the facility. Renter is responsible for ensuring all cigarette butts are properly disposed of in trash receptacles.

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premises, Renter's Event shall be closed immediately without refund.

Security

The Pioneer Collective reserves the right to require security for any group. Security will be hired by The Pioneer Collective to Renter's expense at a rate of \$25 per hour. Estimated security charges will be provided, but actual security charges will be billed after event's completion. Security charges shall be determined as of 15 minutes prior to the event and upon 15 minutes after the event's close.

Admissions

Renter acknowledges that The Pioneer Collective does not provide any tickets or assistance with any cover charges to Renter's event. If Renter decides to charge invitees for admission to the Event, Renter agrees to comply with all laws related to such activity, including without limitation, registration for and payment of City of Seattle admission tax. Renter will also provide The Pioneer Collective with a current copy of its Seattle Business License prior to engaging in any ticketing or cover charge activity. Renter agrees to indemnify The Pioneer Collective for any claim related or pertaining to charging admission or ticketing violations.

RESPONSIBILITIES

Renter to Provide:

- (a) Renter assumes full responsibility for the conduct of guests; members, and third parties hired to provide services;
- (b) Renter shall monitor bathrooms;
- (c) Renter shall provide bussing services for any catered event;
- (d) Renter shall assure that floors remain free of spills of any kind;
- (e) Renter is solely responsible for setting up and removing all event decorations and outside equipment;
- (f) Renter shall remove all trash, or otherwise appropriately dispose of refuse; and
- (g) Renter shall provide all appropriate certificates, permits, and licenses.
- (h) Renter shall, on the evening of the event, identify a representative for The Pioneer Collective

Manager to communicate with throughout the Event Period in the event that
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assistance necessary including:

- (a) Any unforeseen issues that may arise;
- (b) Monitoring overtime, cleaning, etc;
- (c) Answering any Renter questions; and
- (d) Addressing facility requests (e.g. climate control, providing access to cleaning supplies, space management, etc.).

Manager is not responsible for event setup or teardown, nor for supervising delivery or pick-up of property not belonging to The Pioneer Collective.

Enforcement

The manager will be enforcing The Pioneer Collective rules and regulations. IF THESE TERMS AND CONDITIONS ARE BREACHED AT ANY TIME DURING THE EVENT, THE THE PIONEER COLLECTIVE MANAGER WILL WARN RENTER. IF RENTER FAILS TO COMPLY WITH THE THE PIONEER COLLECTIVE MANAGER'S WARNING, RENTER'S EVENT MAY BE SUBJECT TO TERMINATION.

Outside Rentals

All outside rentals must be delivered and picked up during the Event Period. Deliveries or pickups outside of the Event Period are subject to additional fees. The Pioneer Collective assumes no liability for any loss or damage to items left in the facility before or after the Event Period.

Right of Entry

Owner shall have the right to enter the Space at any time for any reasonable purpose, including any emergency that may threaten damage to Owner's property, or injury to any person in or near the Space.

Indemnification

Renter hereby indemnifies and holds harmless Owner 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,
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Date, provided it gives Renter prior written notice of revocation. In the event that Owner revokes the License prior to the Event for reasons other than nonpayment of fees or breach of this Agreement by Renter, Owner shall refund to Renter the full amount paid by Renter in connection with this Agreement, including the entire deposit.

Assignment

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

Governing Law

This Agreement shall be construed in accordance with, and governed in all respects by, the laws of the State of Washington, without regard to conflicts of law principles.

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.

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed the day and year first above written.

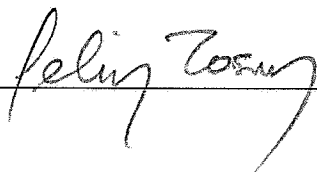
RENTER

Printed Name: BANU SELIN TOSUN

Contact Phone: 612-991-1606

Address: 1400 NW Marshall St. Apt #505, Portland, OR

Signature: _____



Date: _____

07/12/2016

OWNER

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Printed Name: Audrey Hoyt / Chris Hoyt; Endgrain Studio LLC

Contact Phone: 206.310.2863

Address: 100 South King Street, Suite 100; Seattle, WA 98104

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