

WILLOW BARN LLC RENTAL AGREEMENT

The Willow Barn is available for weddings, anniversaries, graduations, birthdays, small theater, craft/art fairs, and other special events. The rental season is May to October.

This agreement made this _____ day of _____, 20____ is by and between Willow Barn LLC whose business is 24159 150th Ave, Cadott, Wisconsin 54727 and
Renter/Parties _____

Applicant Names _____
Address _____
City/State/Zip _____
Phone/Cell Number _____
Email Address _____

The Willow Barn accommodates up to 200 people. Larger parties are required to supply a rented tent and extra seating at the expense of the renter.

This agreement guarantees the use of the lower barn and upper loft, patio, milkhouse, and adjacent grounds excluding the house, the lawn near the house and the metal shed.

Services Provided by Owner:

- ample parking. Parking is in **designated** parking areas only.
- handicapped portapotties x2
- use of 150 chairs; 25 tables and 4 long banquet tables
- use of the patio outdoor furniture
- use of the grounds for wedding ceremonies
- staff representative on duty the day of the event to assist
- electrical outlets and lighting that are part of the barn

This agreement regards the use of the property provided by Willow Barn at the address above, which is as an event venue only and does not include services or equipment to plan, coordinate, set-up, deliver, perform/conduct, or tear-down/cleanup after the event. The owner reserves the right to veto some activities that may be too dangerous, that may be damaging to the buildings or grounds, or that may disturb property owner surrounding the Willow Barn. Renters must comply with the Town of Arthur sound ordinance and be respectful of our neighbors during the event.

Willow Barn shall be released of its obligations to perform under this agreement in the event of Acts of God, inability to obtain labor and materials or reasonable substitutes for labor and materials, governmental restrictions, governmental regulations, governmental controls, court orders, hostile government actions, civil unrest, fire, other casualty, or other causes beyond the resonable control of the Willow Barn.

The event shall be held on the dates listed below. The event date shall include set-up and tear-down. Renters shall not have access to the property at any time other than during the event dates(s) unless Renter receives prior written permission from the Willow Barn owners.

Events must conclude by **midnight** with the lights out, music off and renters/guests/vendors departed.

Dates of Event: **FRIDAY** _____
SATURDAY _____
SUNDAY _____
OTHER _____

FEES:

Renters shall pay to Willow Barn total fees including Barn Rental Fee and Cleaning/Breakage Fee for the use of the property as listed above. Included in the rental fee shall be a deposit that must be paid to Willow Barn upon the execution of this agreement. Willow Barn shall have no obligations under this agreement until the rental deposit is paid in full. Payments can be made with a personal check, cash, money order or bank draft. **No credit/debit cards accepted.**

Barn Rental Fee: \$3500.00 Day of Event
 \$4500.00 2 Days of Event
 \$5000.00 3 Days of Event

Cleaning/Breakage Fee \$500.00 (refundable if premises is cleaned properly/no damage)
Date Reservation: NONREFUNDABLE Deposit: \$1500.00
Payment Due Date: _____(90 days prior to event date)

Renter is responsible for the cleaning up of the Willow Barn after their event, to the same level of order and cleanliness as was present prior to their event. Willow Barn is not responsible for any clean up after the event, and will keep cleaning/breakage fee for any clean up not completed by Renter. Renter shall take down and remove from the Willow Barn **ALL** decorations associated with their event.

Restrictions:

Renter/guests may not bring pets as they will not be allowed on the property. Balloons, confetti, rice, fireworks, and bird seed may not be used for decoration or celebration.

Camping tents, recreational vehicles or overnight guests are not permitted unless in written agreement with Willow Barn owners.

Failure to remove staples will result in loss of cleaning/breakage fee.

Decorations/flower arrangements may not be nailed/screwed into the barn structure.

Smoking prohibited within 25 feet of the barn and not in loft. Any cigarette butts found left after the event will result in loss of cleaning/breakage fee.

Only aluminum canned drinks are permitted, no glass beer or beverage items.

Glass wine bottles are permitted.

Outdoor grills may be set up in designated areas only.

Personal Items: Willow Barn is not responsible for lost or stolen personal belongings.

All personal belongings must be removed by renter upon termination of event.

Willow Barn is not responsible for personal property left at the premises before, during or after the conclusion of the event. The renter is aware that the barn is an open structure, therefore cannot be locked during the day or overnight. Initial_____

Permitted Use: the event may not be open to the general public and may only include invited guests. The renter is to only enter this property during the allotted time as stated within this contract. The renter may only enter this barn on Friday at 2:00 pm to 10:00 pm, Saturday 8:00- midnight and Sunday 8:00- 12:00 pm.

Willow Barn is not liable or responsible for the supervision or safety of children associated with the event. Willow Barn reserves the right to escort any event guests away from the venue and off the property if that guest is responsible for poorly behaved or poorly supervised children.

Willow Barn does not hold a liquor license. Renter assumes ALL liability for alcohol and consumption of alcohol at the event. Renter assumes the responsibility of the sobriety of ALL guests before, during , and after the event.

Renter must have someone tending bar and overseeing ALL liquor consumption. If renters guests become noticeably intoxicated, Willow Barn reserves the right to shut down the event bar. Consumption of alcohol by minors at the venue is strictly forbidden and against the law.

Last call for service of alcohol must be made 30 minutes prior to the end of the closing time. No home brew is allowed at the venue.

Renters:

I/we have read and understand this rental agreement and agree to comply with all requirements of the agreement. I/we agree to be responsible for any and all damages to property, injury to persons or death resulting from my/our use of the venue Willow Barn:

Print_____Sign_____

Print_____Sign_____

Date_____