

# **EVENT SPACE RENTAL AGREEMENT**

**for**

## **The Villages at Baxter Ridge Clubhouse**

THIS AGREEMENT (the "Agreement"), made as of this \_\_\_\_ day of \_\_\_\_\_, 202\_\_, by and between The Villages at Baxter Ridge Home Owners Association (the "Owner"), whose business address is

1807 Baxter Ridge Drive,  
Chesterfield, Missouri 63017

and

(Name) \_\_\_\_\_ (the "Renter")

(Address of the Renter): \_\_\_\_\_

(Telephone number(s) of the Renter): Home: \_\_\_\_\_ Cell: \_\_\_\_\_

collectively, the Parties.

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: The Villages at Baxter Ridge Clubhouse (the "Space") on the Event Date & during the hours specified under this Agreement.

### **Event**

The Renter shall hold the following Event: \_\_\_\_\_ (the "Event") on the \_\_\_\_ day of \_\_\_\_\_, 2024 (the "Event Date"), between the hours 8:00 AM and 12:00 AM CT (the "Rental Period") and must vacate the Space no later than 1:00 AM CT.

Approximately \_\_\_\_\_ guests (not to exceed seventy-five (75)) will be in attendance. Renter is authorized to use the Space to hold the Event, and for no other purpose.

### **Fees**

Renter shall pay to Owner a total fee of \$ \_\_\_\_\_ (the "Fee"), according to the following schedule, for the use of the Space.

#### **DAY OF EVENT**

#### **RENTAL RATE**

Monday -Thursday

\$125.00

Friday-Saturday-Sunday

\$175.00

Holiday Rental Period\*

\$175.00

*\*Holiday Rental period begins on the Wednesday before Thanksgiving and ends on January 1<sup>st</sup>.*

### **Security Deposit**

Renter shall pay to Owner a security deposit of **\$200.00** (the "Deposit"), upon the execution of this Agreement.

**(continued)**

**Space Specifications**

Owner grants to Renter the following amenities at the Space: Main room, pool table room, kitchen, bath rooms, entry way and hallway and all contents within these areas.

**Disclaimers**

The Space shall be provided by the Owner as-is and Owner makes 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 and all 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.

**Cleanup**

Renter will be responsible for cleaning the Space as described in Item #25 of the Addendum at the conclusion of the event.

**Right of Entry**

Owner shall have the right to enter the Space at any time for any 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 attorney's 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 of such damage or injury.

**Revocation**

Owner shall have the right to revoke the License at any time prior to the Event 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.

**Cancellation**

Renter may cancel the Event by notifying Owner seven (7) calendar days or more before the Event Date except during the Holiday Period, which will require a notice of fourteen (14) calendar days or more before the Event Date. In such an event, Owner shall refund to Renter the full amount of the Rental Fee and the Deposit. If the Event is cancelled within seven (7) calendar days of the Event Date, or within fourteen (14) calendar days during the Holiday Period, Owner shall have the right to retain the full Deposit.

(continued)

**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 Missouri, 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.

The undersigned has read the terms and conditions of this Agreement and agrees to abide by same, as well as all rules and regulations per the Addendum, which Addendum is made a part hereof.

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

X _____	X _____
Renter's signature	Date

_____	_____
Owner/Owner Agent	Date