

Main Street Studio Rental Agreement

519 W Main Street

Denison TX 75020

This agreement made and entered on _____ day of _____ month _____ 2015.

between Renter (name): _____ (hereafter called Renter) and Steve or Cindy Salem (hereafter called Landlord)

renter address: _____

renter email: _____

renter phone number: _____

Landlord agrees to rent to the Renter the property Main Street Studios at 519 W Main Street Denison Texas for the purpose of:

Type of event: _____ Day/Month/Year _____

DESCRIPTION	FEE	Reservation Deposit -Due at Execution - Not refundable	Due 30 days prior to event	Refundable if meet terms of Contract
Facility Rental for _____ (date) 9am - 12 midnight	\$500.00	\$100.00	\$400.00	0
Security and Cleaning Deposit	\$250.00	0	\$250.00	\$250.00
(optional set up rental) _____ (date) 5pm - 9pm	\$100.00	\$25.00	\$75.00	0
(optional clean up) _____ (date) 9am - 1pm	\$100.00	\$25.00	\$75.00	0
TOTAL				

MAKE ALL CHECKS PAYABLE TO STEVE SALEM. Date is not reserved until funds received. \$28.00 check return fee.

The Reservation deposit is not refundable if you cancel the event

Full Rental is due 30 days prior to the event or your deposit is forfeit & you lose your date

This agreement may not be assigned or sub-let by the Renter

The rental date is not transferable

1. Included in this agreement is the use of 12 6-foot conference tables and 100 blue chairs. Set up and take down are not included in the rental and is the responsibility of the renter to return chairs and tables as found.
2. Keys may be picked up at 9am. The event must conclude by 11pm night of event, renter will only use the venue during the times agreed in this agreement. All persons must be off the premises by midnight, including caterers and clean up crews .
3. No nails, tacks, hooks, screws, or staples, to the walls, floors, ceilings, walls or doors.

MAIN STREET STUDIOS RENTAL AGREEMENT
RENTERS INITIALS _____ LANDLORDS INITIALS _____

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4. All renters' personal and rental property from third parties will be removed from the building by the end of the rental period. Landlord will not be responsible for these properties left in the building after rental period and articles may be disposed of at will.
5. No smoking is allowed anywhere in the building. No unlawful drugs can be brought onto the premises.
6. Event will be constrained to the studio space, with the "backroom". The common spaces of the apartment building, including the hallway, are to used only for access to the studio. The Renter nor their guests are allowed access to the upper levels of the building.
7. Deliveries can be made through the front or back door including rentals, catering, DJ or sound equipment. The back door must remain closed and locked when not in active use.
8. No amplified music after 10pm.
9. Complaints received pertaining to noise or activities by the renters or their guests could result in forfeiting the security deposit and possible early eviction from the facility.
10. The landlord agree to refund the Security/Cleaning deposit within 10 days to the Renter after the event once any damage has been assessed, no extra cleaning was required and rental rules were followed. Only ordinary use and wear is acceptable. Renter will be notified in writing if and why any of the \$250.00 deposit is being withheld.

Renters checkout Instructions

- KEYS - Phone Steve at 903-327-5544 for arrangements to pick up and drop off keys.
- GARBAGE - bag all garbage and place in the dumpster in the alley located nearest Merick Street.
- TABLES AND CHAIRS - Are cleaned & returned to the area where found and stacked accordingly.
- THE ROOM AND FLOOR - Left cleaned and swept, mop all spills from the floor or counters.
- DECORATIONS - remove all decorations including tape on walls or doors
- AIR CONDITIONER - Please thermostat set as it was found. Encourage you to use the ceiling fans. Do not change the setting more than a 3 degrees up or down. It will maintain the set temp.
- LIGHTS - Turn off all lights and fans
- DOORS TO BACK ROOM - be sure they are in alignment; the back room is always hotter or colder!

I HAVE READ AND UNDERSTAND THE RENTAL AGREEMENT

Renter Signature

Date

Send signed contract and deposit to Steve Salem, 255 Golf Walk Cir, Denison TX 75020

For Main Street Studio Use:

_____ Date _____ Check Number Deposit Received

_____ Date _____ Check Number Payment in full received