

TEXAN THEATER RENTAL AGREEMENT

This contract for the rental of a venue is made this day, _____, between REEL EAST TEXAS FILM FESTIVAL, hereafter referred to as the Manager, and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Manager’s venue, located at 200 S. Kilgore Street and known as the Texan Theater, and

Whereas, the Manager agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay to the Manager the sum of \$_____ prior to the commencement of the rental period). Of this amount, \$_____ is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. The remainder, \$150, is for damages/security and cleaning deposit which will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates.

2. The Renter shall have access to and use of the venue from _____ o’clock on _____, to _____ o’clock on _____, for the purpose of hosting the Renter’s event:

3. Renter shall remove all personal property, trash, and other items not present in the venue upon arrival for the first time period of the rental.

4. Renter shall restore the venue and property to their condition upon the Renter’s arrival for the first time period of the rental, cost to be covered by the Renter.

5. Upon Renter’s completion of his/her obligations under (3) and (4) above, the Manager shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter’s associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter’s knowledge or consent.

6. In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 5% per year until it is paid. Renter shall also be liable to Manager for any legal fees, court costs, and other expenses associated with collection.

7. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Manager may incur as a consequence of the actions of Renter or any of Renter’s guests while Renter is in control of the venue, and shall indemnify and hold harmless the Manager against any and all legal actions which may arise from Renter’s use of the venue.

8. Any disputes arising under this contract shall be adjudicated in the Manager’s local jurisdiction.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter’s Signature A, date

Manager’s Signature, date

Printed Name

Printed Name

Address _____

Address _____

City, State, Zip Code _____

City, State, Zip Code _____