

# Rental Agreement



Between Alberta Beach & District Agricultural Society (The Ag Society)

4811-46A Ave, Box 330

Alberta Beach AB T0E 0A0

Phone: (780) 924-3545

Email: agliplextrentals@gmail.com

And

Name/Organization: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Email / Phone: \_\_\_\_\_

Booking Date: \_\_\_\_\_

One Time Rental:

From: \_\_\_\_\_, 20\_\_\_\_; Time: \_\_\_\_\_

To: \_\_\_\_\_, 20\_\_\_\_; Time: \_\_\_\_\_

Recurring Rental:

Rental Schedule (weekly/monthly/times etc.): \_\_\_\_\_

\_\_\_\_\_

1. RENTAL OPTIONS/RATES

| Option:  | Rate (includes GST):                                | Damage Deposit:          | Confirmed (initial): |
|--|---|--------------------------|----------------------|
| Main Hall – Less than 4 hrs  | \$35 / hour   | \$250                    |                      |
| Main Hall – 4-8 hrs  | \$250   | \$250                    |                      |
| Main Hall – 8-12 hours   | \$350   | \$250                    |                      |
| Parking lot event rental only  | \$35 per 100 Sq Ft                                  | N/A                      |                      |
| Main Hall – Weekend (Fri at 6pm to Sun at 4am) – Includes use of kitchen and PA system on for ½ day or greater rental<br>PA system less than ½ day<br>Sound system if needed | \$600<br><br>\$50 set up<br><br>\$50 for any rental | \$350                    |                      |
| Kitchen (must sign kitchen agreement)  | \$100 / day   | \$250                    |                      |
| Lion’s Meeting Room (for 16-20 persons)  | \$20 / hour (2hr min)                               |                          |                      |
| Longterm / Recurring rentals   | Open to negotiation based on type of group / rental | Rate:<br>Damage Deposit: |                      |

Notes:

---



---

2. RENTAL CHECKLIST

|   | Yes/No |
|---|--------|
| Do you need access to the coffee maker, counters, sink, and/or fridge? These are available in the bar area, and are included in your hall rental.   |        |
| Will you be using the stove/oven, industrial sink, pots/pans, dishes etc? You must rent the kitchen and sign the Kitchen Agreement.   |        |
| Will you be offering goods or services for sale, from 3 or more vendors? You must sign the Market Agreement.  |        |
| Will you be serving alcohol? You must provide us with a copy of your PAL insurance naming the Alberta Beach Agricultural Society and Alberta Beach as additionally named insured. Appropriate Liquor License for event must be obtained and conspicuously displayed behind the bar. Visit <a href="http://aglc.ca">aglc.ca</a> for information on liquor permits.<br>Do you carry rental liability insurance? |        |

### 3. TERMS OF RENTAL AGREEMENT:

- a) Main Hall Capacity: 250 Persons.
- b) Lion's Room Capacity: 20 persons.
- c) 15 minutes before and after rental, for set-up and tear down, is included in rental price.
- d) Renter shall pay half of the hall rental plus the damage deposit 1 month prior to rental; with the remainder due at the time of rental.
- e) Any event booked less than the 1 month before the event, the Renter shall pay the full amount of the rental at time of booking, plus the damage deposit.
- f) Renter agrees with the Ag Society:
  - To restore the premises to the condition it was in prior to the Renter taking possession pursuant to this agreement.
  - To accept all responsibility for long distance calls placed or received during rental period.
  - To clean the hall to condition that it was rented in.
- g) Renter is responsible for purchasing a liquor license and PAL insurance, as necessary, and to provide proof of such purchase by posting the permit behind the bar during the function.
- h) Renter is responsible for cleaning snow from steps, as necessary. Shovel in room by main entrance.
- i) Renter shall ensure that tables, chairs, decorations, displays or any other items are not placed in such a manner as to block free and unimpeded access to any emergency or fire door exits.
- j) No confetti or rice throwing permitted in the hall or grounds; this will be subject to forfeiture of your damage deposit.
- k) Renter agrees that it shall not engage in or allow any advertising, promotional, marketing, retail, or any other commercial activity at the facility without prior written approval.

### 4. CANCELLATION POLICY

- a) Main Hall rentals require 1 month notice for cancellations, with no penalty. Cancellations made within 1 month of your rental will be subject to an administrative fee equal to half the cost of the rental.
- b) Lions' Room rentals require 48 notice for cancellations. Full rental fees will be charged for cancellations within 48 hours of your booking.
- c) The Ag Society reserves the right to cancel this agreement without notice should the municipality declare an emergency and assert possession of the facility. The Ag Society will refund any monies prepaid as a result of this agreement being cancelled and provide reasonable best efforts in providing a future date of rental to the benefit of the renter.
- d)

### 5. LIABILITY / INDEMNIFICATION AGREEMENT

- a) This is a non-exclusive agreement to use space only and does not create a partnership, agency or joint venture arrangement. This right is granted to the renter and the renter may not assign,

sublease, or resell this right in any way, except with the prior written approval of the Ag Society, which consent may be withheld without reason.

- b) The renter shall not be entitled to use any areas of the facility unless they are included in the Agreement or their use has been specifically approved by the Ag Society in writing.
- c) The renter will, at all times, indemnify and save harmless the Ag Society and Alberta Beach, and its directors, officers and agents, from and against all actions, claims, demands, suits, proceedings, damages, costs; including without restricting the generality of the foregoing, legal costs on a solicitor/client basis and any further associated expenses that have been brought, made or incurred by or against the Ag Society, Alberta Beach, and its directors, officers, and agents, by reason of, or arising out of, or in any way related to the facility by the renter, its agents, employees, invitees, whether invited as a guest or uninvited as a visitor, whether with permission of the renter, or contractors.
- d) The renter agrees to fully and completely indemnify the Ag Society and Alberta Beach for any loss, future loss of revenue or damage to the facility or grounds to which the renter or his or her guests or invitees whether invited as a guest or uninvited as a visitor, whether with or without the permission of the renter, have access, caused, damaged, abused, destroyed, removed or otherwise affected or impacted the facility or property of the facility
- e) The Renter acknowledges that the purpose for which it is using the facility has inherent risks and dangers and that personal injury is an accepted risk associated with the facilities use. The facility is licensed on an "as is" basis and the Renter shall perform a visual check of the facility prior to its use. Any adverse or dangerous condition should be reported to the Ag Societies representative and the facility is not to be used until any dangerous condition has been remedied. The Renter agrees that it assumes such risks and shall not hold the Society or Alberta Beach, or any of its directors, agents, or contractors liable for any injury or death resulting from the use of the facility. The Renter shall notify the Ag Society of any accidents occurring at the center as soon as reasonably possible.
- f) The Ag Society reserves the right to enter the facility at any time to ensure that the terms and conditions of this Agreement (and any other signed agreements) are being observed and adhered to by the renter.

#### 6. DAMAGE DEPOSIT

- a) Damage deposit fees shall be returned within seven (7) business days after the function providing there is no damage to the building or its contents, and the building is left in the state it was rented in. Renter will be responsible for all damage to hall, regardless of amount of damage deposit collected.
- b) In the event that the Damage Deposit is not sufficient to provide or pay for repairs, liabilities, or replacements, as required due to abuse, damage, or destruction as a result of the renters use, loss or abuse of the facility, the Ag Society, at its sole direction, option, and using trades of its selection, shall receive quotations or estimates for such damage repairs from such approved trades. A copy of such estimate, for reference, will be provided to the Renter for the full payment or settlement as it relates to the replacement or repair of such damage. Any repairs or

damages shall be administrated and directed by the Ag Society. The cost of such repairs plus a 15% administration fee will be fully paid as a condition of this agreement.

c) You must carry your own liability renter insurance and by signing this agreement, you agree to accept that responsibility. Initial:\_\_\_\_\_

d) Damage Deposit collected \$\_\_\_\_\_.

\_\_\_\_\_  
Ag Society

\_\_\_\_\_  
Renter

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

## Hall Clean-up

### AT THE END OF YOUR RENTAL:

- Clean and wipe down table and chairs.
- Stack tables and chairs against walls.
  - Chairs are to be stacked no more than 8 high and are not to be dragged across the floor.
  - Chairs and table are not to block doorways, plug-ins, registers, or light switches.
- Sweep Floor and ensure all spills, mud, and debris are washed; mops/brooms are in the north closet
- Take garbage to outside dumpster, including bathroom garbage.
- Ensure toilets are flushed and water is turned off.
- Vacuum carpet, if necessary; vacuum is in closet be main entrance.
- Clean/tidy anything else to bring hall back to pre-rental condition.
- Note any damages/defects to booking agent.
- Ensure all doors are closed and locked and lights are turned off.
- We reserve the right to withhold your damage deposit if the hall is not cleaned to a satisfactory condition.

## LIONS ROOM

- Meeting Space for 16-20 people
- Normal Setup: Hollow square
  - Set up can be changed to accommodate group but must be returned to original state following rental.
- All Lion's banners, flags, files, and storage area are to remain untouched.
- Coffee station is self-serve and is to be cleaned by renter.
- Bar and refrigerated items are NOT FOR SALE, and are to remain untouched.
- Clean up and garbage removal is the responsibility of the rental group
- Ensure lights are turned off and door is locked before leaving