

CRAVEN FARM, INC.

13817 Short School Road
Snohomish, WA 98290

mailing address:

P. O. Box 1561
Snohomish, WA 98291

360-568-2601

www.cravenfarm.com

SINGLE EVENT RENTAL AGREEMENT AND USE RESTRICTIONS

Date _____

Name(s) of Applicant _____ Company Name _____

Address _____ City/State/Zip _____

Phone # _____ E-mail _____

Describe Type of Event _____

_____ Date/Time of Event _____

Appx. # of people attending _____ Alcohol – Yes _____ No _____

CRAVEN FARM, INC., and the undersigned Applicant hereby agree to the following terms and conditions of this Single Event Rental of the real property and improvements known as CRAVEN FARM, INC., located at 13817 Short School Road, Snohomish, Washington, as follows:

1. Rental Payment. Applicant hereby agrees to pay rent for use of the premises for the event described above in the amount of \$ _____

_____. Fifty percent (50%) of the rental amount shall be due and payable upon execution of this Agreement. The rental balance is due no later than sixty (60) days prior to your event as scheduled above. Limited on-site kitchen facilities are included in your rental. In the event the rental balance is not paid when due, CRAVEN FARM, INC. may in its sole discretion deem the contract terminated upon written notice to Applicant and all prepaid rental deposits shall be forfeited by Applicant.

2. Usage. Applicant shall be entitled to use the property, including the barn and surrounding grounds _____ between the hours of _____ am./p.m. and _____ a.m./p.m. on _____, 20____ for the event as described above and no other purpose unless approved in writing by CRAVEN FARM, INC.

3. Damage Deposit. Applicant shall pay a damage deposit in the amount of \$500.00 no later than thirty (30) days prior to the scheduled event. The damage deposit will be refunded by CRAVEN FARM, INC. within ten (10) days following the scheduled event if the premises are returned in the same condition as existed prior to the event. Any amount withheld from the damage deposit for damages will be summarized in writing by CRAVEN FARM, INC. and the actual or estimated cost for repairs shall be deducted from the deposit and the balance refunded to Applicant.

4. Insurance Requirements. Applicant shall at Applicant's sole expense, obtain and keep in force during the term of Applicant's use of the property, a policy of combined single limit, bodily injury and property damage insurance insuring CRAVEN FARM, INC. against any liability arising out of Applicant's use and occupancy of the premises, and all area appurtenant thereto. Such insurance shall be a combined single limit policy in an amount not less than \$500,000.00. The policy shall contain cross-liability endorsements and shall insure performance by Applicant of the indemnity provisions contained herein. The certificate of insurance must show CRAVEN FARM, INC. as the additional insured. The certificate of insurance must be received by CRAVEN FARM, INC. no later than thirty (30) days prior to the scheduled event. (If you have a current homeowner's liability policy in effect, there should be no extra charge. I suggest your insurance agent contact our insurance agent for more information – Country Companies – Gary Owens – (425) 377-0281.

5. Accidents and Indemnity by Applicant. Applicant shall defend and indemnify CRAVEN FARM, INC. and hold CRAVEN FARM, INC. harmless from any and all liability, damages, costs, or expenses, including attorneys' fees, arising from any act, omission, or negligence of Applicant, or the officers, contractors, licensees, agents, servants, employees, guests, invitees, or visitors of the Applicant in or about the premises; or arising from any accident, injury or damage, howsoever and by whomsoever caused, to any person or property occurring in or about the premises. CRAVEN FARM, INC. shall not be liable for any loss or damage to person(s) or property sustained by Applicant, or other persons, caused by the building or improvements, or any appurtenances thereto, being out of repair or by the bursting or leakage of any water, gas, sewer, or steam pipe; or any theft or vandalism; or by any other cause of whatever nature.

6. Impossibility of Performance. CRAVEN FARM, INC. shall be released of its obligations to perform under this Agreement in the event of Acts of God, including flooding, inability to obtain labor and materials or reasonable substitutes for labor and materials, governmental restrictions, governmental regulations, governmental controls, judicial orders, enemy or hostile governmental actions, civil commotions, fire or other casualty, or other causes beyond the reasonable control of CRAVEN FARM, INC.

7. Usage of Alcohol. Only beer, wine and champagne may be served and consumed on the premises. Applicant must obtain a banquet permit from the Washington State Liquor Control Board. The permit must be posted in a prominent place within the facility where alcohol will be served on the day of the event. **RESPONSIBILITY FOR APPROPRIATE USE AND CONSUMPTION OF ALCOHOL AT YOUR EVENT AND LIABILITY FOR ANY CONSEQUENCES ARISING FROM THE CONSUMPTION OF ALCOHOL SHALL BE ASSUMED BY APPLICANT AND THE PARTY OBTAINING THE BANQUET PERMIT. ONLY THE APPLICANT MAY SUPPLY ALCOHOL FOR THE EVENT. NO GUEST OR INVITEE MAY SUPPLY ALCOHOL. A LICENSED SERVER(S) NOT AFFILIATED WITH THE EVENT MUST BE PRESENT TO SERVE ANY AND ALL ALCOHOLIC BEVERAGES.**

8. Cancellation Policy. Applicant must notify CRAVEN FARM, INC. in writing of a cancellation. Cancellations received more than (180) days, prior to scheduled event will receive a refund of the initial rental deposit minus \$300.00 for handling and holding reserved space. Cancellations received 180 to 120 days prior to scheduled event, Applicant shall receive a refund of the initial rental deposit minus \$300.00 for handling and holding reserved space, plus a \$500.00 cancellation fee. Any notice of cancellation received less than (120) days prior to the scheduled event shall result in a forfeiture of Applicant's deposit.

9. Decorations. All decorations must be free-standing and removed after the event. Push-pins may be utilized by Applicant. Use of nails, screws and staples are prohibited. No open-flame candles are permitted. Covered candles may be utilized provided all such candles are located in the center of each table and not on a barn ledge. Use of rice, bird seed, and similar confetti is expressly prohibited.

10. Rehearsal. All rehearsal times must be scheduled with CRAVEN FARM, INC.
11. Deliveries. Scheduling of all deliveries is the Applicant's responsibility. Applicant must make arrangements to meet with individual vendors, including florists, bakers or food suppliers at the premises. CRAVEN FARM, INC. will accept deliveries if prearranged with Applicant for a mutually agreed upon fee of \$25.00.
12. Music. Music supplied by Applicant must be kept at a reasonable volume at all times. All music must be terminated no later than 10:30 p.m. unless preauthorized by CRAVEN FARM, INC.
13. Clean-Up. Applicant is responsible for the cleaning up of the premises after the event. All garbage must be bagged and placed outside the barn next to the cookhouse area. All tables need to be folded and placed against the wall in the south end (kitchen end) of the barn. All chairs must be stacked next to tables. CRAVEN FARM, INC. is available to assist with clean-up at an hourly rate of \$20.00. All clean-up assistance must be arranged prior to event
14. Personal Items. CRAVEN FARM, INC. is not responsible for lost or stolen personal belongings. All personal belongings must be removed by Applicant upon termination of event. CRAVEN FARM, INC. is not responsible for personal property left at the premises after your event.
15. No Smoking in the Barn Area. Smoking is expressly prohibited inside the barn. Smoking is allowed outdoors only. Please inform guests they are to utilize the buckets with sand when smoking. All cigarette butts left on the grounds must be removed by Applicant during clean-up.
16. No Animals/Pets. The presence of animals or pets on the premises is prohibited for all events. A special exception can be requested.

THIS RENTAL CONTRACT is entered into this _____ day of _____, 20____.

APPLICANT:

CRAVEN FARM, INC.

By: _____

_____ [Print Name]

Judy Craven, Its President
Mark Craven, Vice President