



7201 Kinsman Road, Suite 104
Cleveland, OH 44104
216-341-1455 office – 216-341-2683 fax

Rental Agreement of Cornucopia Place

Renter Name or Authorized Signer: _____
Phone Number: _____ Email Address: _____
Address: _____
Type of Event: _____ Date and Time of Event: _____
Rental Fee: _____ Security Deposit: _____ Payment Due Date: _____ Paid Amount: _____

**** Please include setup/cleanup time in the time you request. Please be advised that events cannot go past 10:00PM****

Terms and Conditions

This RENTAL AGREEMENT of Cornucopia Place is made as of _____ (insert date), by and between the Burten, Bell, Carr Development, Inc. (BBC), the OWNER and the RENTER.

Both parties agree to the following terms:

Article 1. Time for Acceptance of Agreement

- The rental of Cornucopia Place will be officially reserved when the signed contract is received by OWNER. Acceptance by the OWNER of this agreement depends upon the OWNER’s assessment of proposed event activities. The agreement consists of both the contract and these general terms and conditions.

Article 2. Payment

- The rental of Cornucopia Place is **\$85.00** per hour. Please include setup and cleanup time in your request above.
- A deposit of **\$200.00** is due to secure the event space, and a **\$75.00** cleaning fee is waivable if the space is left in the condition, it was in when it was first rented out. This fee is required upon submission of this agreement. The refundable \$200.00 portion of security deposits will be refunded within **14** business days only if all property is undamaged after the rental period. Final payments shall be due **seventy-two (72) hours** prior to the event, unless otherwise stated in the contract. Only money orders, cashier checks or payment through BBC website (donate button) is accepted for payment. **NO PERSONAL CHECKS.**

Article 3. Renter Requirements

- RENTER must provide a copy of a valid driver’s license or photo identification.
- RENTER must provide an active phone number, postal address, and a valid email address.
- All events shall be hosted in a professional, courteous, workmanlike manner using quality equipment and materials, all of which must be maintained and operated with the highest standards.
- All event marketing materials must be submitted to and approved by the OWNER before distribution.
- **Alcoholic beverages are allowed on the premises. If alcoholic beverages are to be consumed during the period of this rental agreement, the RENTER agrees to the following: to be totally responsible to**
- **ensure that no alcoholic beverages are dispensed to minors; at functions involving more than 30 individuals, providing a fully accredited law enforcement officer, with jurisdiction in Cuyahoga County, to ensure safety and security. RENTER must furnish City of Cleveland proof of accreditation**



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(proper photo identification is required) no later than 48 hours prior to the use of the facility; and alcoholic beverages may only be served in plastic or paper cups – no glasses, cans, or bottles will be permitted.

- RENTER will take all personal equipment off the premises at the conclusion of each event. The OWNER will not be responsible for any items left on the premises.
- RENTER will be responsible for operating all equipment in a safe and prudent manner to prevent any injury or damage to persons or property. RENTER will be responsible for all persons attending event including uninvited guests.
- RENTER is responsible for any property damage caused by RENTER and/or any persons under the supervision or direction of RENTER.
- Any property that has been damaged by the RENTER, any persons invited or uninvited by the RENTER, or under the supervision or direction of RENTER, shall be restored solely by RENTER at his/her own expense in an acceptable format and within a reasonable timeframe.
- Any licenses or permits that may be required to perform any of the work or to provide any required equipment shall be obtained by, maintained by and at the sole responsibility and expense of RENTER. Evidence of any required licenses or permits shall be provided to the OWNER upon request. Any fines or penalties levied by any governmental entity for conduct by RENTER in connection with the work contemplated by this agreement shall be paid solely by RENTER.

Article 4. Cancellation Policy

- Cancellations by the RENTER **Seventy-two (72) hours** or more from date of event receive 100% refund of all deposits and fees prepaid. Cancellations **48 hours or less** from Date of scheduled Event will incur a \$75.00 Processing Fee, deducted from the security deposit.

Article 5. Parking Instructions

- On-site parking is available in front of the building and on the east side of the building.

Article 6.

- RENTER shall indemnify, hold harmless and defend OWNER, its agents and employees against all claims, damages, losses, expenses, judgments or punitive awards, including attorney fees, which may be sustained or incurred on account of injury or death to person(s) or damage to or destruction of property resulting from any action taken place during the rental period hereunder, provided that such injury, death, damage, or destruction is not caused by the sole negligence of OWNER, its agents, or employees.

Signatures

By signing this Rental Agreement, OWNER and RENTER, agree to abide by all terms specified in articles one through six.

RENTER

OWNER- Burten, Bell, Carr Development, Inc.

Signature _____

Signature _____

Printed Name _____

Printed Name _____