



A GATHERING SPACE

EVENT AGREEMENT

This agreement, entered into between Shunkwiler Land LLC dba The Forum a Gathering Space (herein after the "Lessor") and _____ (herein after the "Lessee") for the purpose of leasing the Forum Conference Room and the common area, located at 6301 S. 58th Street, Entrance B, Lincoln, Nebraska 68516, which is owned and operated by the Lessor (hereinafter "Premises") on _____, for the purposes of _____.

A. General Terms. Lessor hereby requires and Lessee hereby agrees to the following:

1. The event shall not commence prior to _____ a.m. / p.m. on _____ and shall conclude by _____ a.m./p.m.
2. The rental fee for leasing the Premises shall be \$ _____. Said fee must be received by Lessor at least Fourteen (14) days prior to the event and shall be non-refundable.
3. If alcohol is consumed on the premises and a liquor license is required (See Nebraska Liquor Control Act), it must be served by a vender with a Liquor License issued in compliance with the Nebraska Liquor Control Act. Lessee acknowledges that the consumption and/or serving of alcohol on the Premises may be subject to regulation by state and local laws. Lessee agrees to comply with all laws and regulations regarding the serving and consumption of alcohol. Lessee shall obtain any necessary permits or licenses required for the serving of alcohol at the event. Lessee is responsible for knowing if a liquor license is required.
4. Lessee has been made aware and will be mindful of other tenants and guests sharing use of the Premises.
5. No pets or animals shall be allowed on the Premises.

B. Damages. In the event damage is caused to the Premises during the event, Lessee authorizes, by signing this Agreement, Lessor to debit Lessee's account or charge Lessee's credit card on file for any damages caused to the Premises during the event in lieu of paying a deposit.

C. Indemnification. Lessee will indemnify and hold Lessor harmless from and against all claims, actions, damages, liability, and expenses in connection with loss of life, personal injury, and/or damage to property, arising from any act or omission on the Premises by Lessee, their agents, family, employees, occupants, guests, or licensees, including but not limited to any claims arising from the consumption of alcohol at the event.

D. Insurance. Lessee shall obtain and maintain liability insurance coverage for the event, including coverage for any alcohol-related incidents. Lessee agrees to provide Lessor with proof of insurance upon request.

E. Clean Up. There will be cleaning supplies of dustpan/broom, trash bags, cleaning spray, rags and paper towels provided. If the rental space is not cleaned up after the event and left how it was when you arrived, a cleaning service fee will be assessed \$100, and the deposit will not be returned to you. If it is excessively dirty and more than 2 hours is required to clean up, a fee of \$75/hour will be assessed for each additional hour needed. It will not be prorated (we'll round up at the nearest hour). We don't want to have to clean up your messes, nor charge you a fee to do so, so please just clean up afterwards. Thanks!

F. Cumulative Remedies. All of Lessor's remedies, whether specifically stated herein or afforded by law, shall be cumulative; Lessee shall be liable to Lessor for all damages in connection to the breach of this Agreement, including the court costs and reasonable attorney's fees.

G. Acceptance. By the execution of this Agreement, Lessee accepts the Premises in its present condition and further acknowledges that they have read this Agreement and agree to the terms and conditions contained herein or attached hereto.

H. Entire Agreement. This Agreement, and any written rules and regulations now in effect or later promulgated by Lessor, contain the entire agreement between the parties, and can only be amended in writing between the parties hereto.

Print Name

BY: _____
Lessee Date

Shunkwiler Land LLC dba The Forum a Gathering Place, Lessor

BY: _____
Brett Shunkwiler, Member Date