

STATE OF SOUTH CAROLINA)
)
COUNTY OF ORANGEBURG)

RENTAL AGREEMENT

RENTAL Agreement made on the ____ day of _____, 201____ by
and between The Ross Centre, hereinafter referred to as the Rentor, and:

Name: _____
Address: _____

Telephone: _____
Identification: _____
(Type) (Number) (Expiration)
E-mail: _____

hereinafter referred to as the Rentee.

WITNESSETH

WHEREAS, the Rentor is currently the owner of the real property located at 1535 Russell Street, Orangeburg, South Carolina (hereinafter referred to as the "Premises"); and

WHEREAS, the Rentor is desirous of leasing the Premises to the Rentee and the Rentee is desirous of leasing the same from the Rentor, as hereinafter set forth.

NOW, THEREFORE, in consideration of the mutual promises covenants and conditions hereinafter set forth, the parties mutually agree as follows:

**SECTION ONE
DESCRIPTION OF PREMISES**

Rentor agrees to rent to the Rentee the premises, including building and parking facilities, located at 1535 Russell Street, Orangeburg, South Carolina.

**SECTION TWO
TERMS**

The term of this RENTAL Agreement is for the following date(s): _____.

The Entire contract amount (Rental and other services) has to be completed by:_____.

I will contact owners once the event is completed to do the cleaning inspection IN:_____

I understand my security deposit does not get applied to my total balance IN:_____

**SECTION THREE
RENT AND OTHER FEES**

The Rentee shall pay to the Rentor as rent the following amounts:

1. \$375.00 + 7% tax, per day (5 hours and up, set up fee waived)
2. \$100.00 + 7% tax, per hour (5 hours below, \$50.00 set up fee)
3. \$150.00 security non-refundable/cleaning refundable deposit
4. \$100.00 for every additional hour after 12:00 (midnight)

The Rentee agrees to pay Rentor the total amount of \$_____, which represents the entire sum due for rental of the Premises as well as for any required deposits. Said amount is due and payable **14 days** prior to the rental agreement date.

The Rentee agrees to pay the Rentor the amount of \$150 which represents the security / cleaning deposit to secure the rental agreement date, if Rentee cancels or does not submit full said amount due required due date, the Rentee will forfeit the entire security deposit and any amount paid.

The Rentee agrees to pay the Rentor the amount of \$50.00, which represents the SUR-Charge (non-refundable) for allowing spirits in the facility, the Rentee will be responsible for any damages created by anyone attending the Rentees event, and the Ross Centre and owners are not liable for any injuries or anything from Rentees Event In_____

If a Rentee has any subcontracting through the Ross Centre (Catering, Decorations etc) needs to be paid in full 14 days prior to the event, if a client cancels for any reason withing the 14 days of the event, client forfeits all monies paid, under any circumstances. And if a separated contract is required for Photo-graph or Video-graph their signed contract will be honored accordingly.

If the Rentee agreed to pay the Rentor a security deposit and needs to change rental agreement date, Rentee may do so in writing 30 days prior to agreed and signed rental agreement date and only on availability, other wise the entire security deposit and any partial pay is forfeited.

The cleaning deposit referenced hereinabove shall be refunded only upon both the inspection of the Premises by Rentor. Rentee specifically acknowledges and agrees that any amount deducted from said deposit shall be in the sole discretion of the Rentor, a refund check will be payable and given or mailed to Rentee listed on contract agreement.

If the Rentee requires Premises an additional night prior to the event, for set up, decorations or any other reason that needs to specified in the comments section. A \$150 will be permitted after 7pm or assessed for a specified time frame otherwise a full daily rental fee will be apply.

**SECTION FOUR
OBJECTIVE OF RENTOR**

It is the objective of the Rentor to provide a location where Rentee can enjoy wholesome entertainment in a positive atmosphere.

**SECTION FIVE
RESTRICTIONS ON USE**

The Rentee shall not conduct or permit any conduct on the rented premises which is contrary to

the laws of any governmental authority, or use or allow the rented premises to be used for any unlawful purpose. Any such conduct or activity, as determined by the Rentor in its sole discretion, shall result in the forfeiture of any and all funds paid pursuant to Section Three of this Agreement and shall further result in the discontinuation of the event for which the Premises are being used.

**SECTION SIX
CONDITIONS OF USE**

The following items are conditions of use of the Premises. Said items are not inclusive, and other conditions of use of the Premises may be determined at the sole discretion of Rentor.

1. There shall be absolutely no smoking in Premises
2. There shall be no loitering outside of the building during rental;
3. Rentee shall be responsible for all damages or stolen items during the term of the Rental Agreement. Any reimbursement due to Rentor as a result of violation of this condition, within the sole discretion of Rentor, shall be due and payable to Rentor within 30 days from the date of the event for which the Rental Agreement was executed;
4. At the conclusion of the event, the Premises shall be restored to the condition in which it was rented. Rentee shall thoroughly clean the Premises, following the check list and cleaning supplies provided;
5. The Rentee shall ensure that a maximum capacity of 200 guests in the Premises is not exceeded.
6. The exterior doors of the Premises shall not be locked at any time during the event; and
7. All Rentals must be finished and cleaned by 12:00AM (midnight) unless otherwise specified and agreed on the contract, if exceeded pass 12:00AM it is \$100.00 rounded to the next hour, if a rental exceeds time listed on the contract, the extra hours must be submitted in cash and addition renter will forfeit the security deposit/cleaning deposit.
8. Once the event is completed and the Ross Centre has been cleaned, call owners to have inspection completed and keys returned.

Any violation of any condition outlined hereinabove, as determined by the Rentor in its sole discretion, shall result in the forfeiture of any and all funds paid pursuant to Section Three of this Agreement and shall further result in the discontinuation of the event for which the Premises are being used.

**SECTION SEVEN
FIRE ESCAPE PLAN**

The Rentee acknowledges and agrees that a fire escape plan briefing has been issued by the Rentor, and that Rentee is aware of all exits as well as the location of fire extinguishers.

_____ Initials of Rentee
_____ Initials of Rentor

**SECTION EIGHT
LIABILITY**

The Rentee hereby releases and forever discharges Rentor from any and all liability for all claims, actions, causes of action, demands, rights, damages, costs, loss of service, expenses and compensation of any kind whatsoever occurring within the rented premises or arising out of the use of the rented premises by the Rentee. The Rentee hereby indemnifies and holds the Rentor harmless with regard to any and all bodily and personal injuries and property damage and the consequences thereof, whether known or unknown and whether foreseen or unforeseen, resulting or to result from any accident, casualty or event which occurs on the Premises.

**SECTION NINE
MISCELLANEOUS**

This Agreement contains the entire and only contract between the parties, and any oral statements or representations are void and shall have no force and effect. Neither party has relied on such prior representations in entering into this Rental Agreement.

This Rental Agreement constitutes the entire agreement between the parties hereto with respect to the transactions herein contemplated. Any modification or amendment of this Agreement shall be only in writing and executed by each of the parties hereto. Such modification or amendment may be made on the face of this Agreement; provided, however, that any such modification or amendment shall be null and void unless initialed by the parties hereto.

The terms of this Agreement shall be binding upon the parties hereto, their heirs, devisees, personal representatives, executors, administrators, agents, successors and assigns.

This Rental Agreement shall be controlled, construed and enforced in accordance with the Laws of the State of South Carolina.

IN WITNESS WHEREOF, and intending to be bound thereby, the parties hereto have executed this Rental Agreement on the day and year first above written.

Specific details and requests:

THE ROSS CENTRE

Witness

BY: _____
Wayne K. Ross/Desiree M. Ross
Owners

RENTEE:
