

Wheat Land Communities' Fair
PO Box 14 Ritzville, WA 99169

Rental Agreement

This rental agreement is made on this _____ day of _____, _____, between *Wheat Land Communities' Fair, Inc.*, hereinafter referred to as **OWNER** and _____, hereinafter referred to as **RENTER**.

OWNER and **RENTER** agree to the following:

That for and in consideration of the sum of \$_____, the agreement hereinafter mentioned, **OWNER** grants and conveys to **RENTER** the use of certain facilities located at the Wheat Land Communities' Fairgrounds, Ritzville, Washington for:

Event: _____

Date(s) of Event: _____

Facility/Facilities Requested: _____

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1. **RENTER** agrees to do all setup, take down, and cleanup unless otherwise stipulated. Premises will be kept clean and orderly and at the expiration of this agreement will return the property in the same condition as when it was received, reasonable use and wear thereof and damage by the elements excepted. Any extra work done by the **OWNER** except for normal minimum will be done in accordance with the rates listed on rental agreement.
 2. **RENTER** agrees not to assign this agreement or let or underlie the whole or any part of the premises, nor make any alterations therein without the written consent of **OWNER**, under penalty of forfeiture and damage.
 3. **RENTER** agrees to assume and pay all costs and charges incurred in staging an event at the above named premises during the term of this agreement. This includes security and tickets.
 4. **RENTER** agrees to pay all taxes, assessments, special or otherwise, and public charges of every kind and nature that shall or may be taxed against the **OWNER** or its property during the aforesaid term which would become due and owing as a result of the activities conducted by the **RENTER**.
 5. *Wheat Land Communities' Fair, Inc.* and its agents shall not be liable for any damage, either to person or property sustained by **RENTER** or other, caused by any defects now in said rented premises or situated in any part of the appurtenance thereof, becoming out of repair or caused by fire or by the bursting of leaking water, gas or sewer pipes, or from the act of neglect of employees, co-tenants, or other occupants of said building or premises or any other persons, including the *Wheat Land Communities' Fair, Inc.* or its agents or due to the happening of any accident, whatsoever caused in or about said building premises. **RENTER** agrees to defend and hold *Wheat Land Communities' Fair, Inc.* harmless from any and all claims for damage suffered or alleged to be suffered in or about the rented premises by any person, firm, or corporation.
 6. The **RENTER** agrees to provide liability coverage in the amount of \$1,000,000 per occurrence for bodily injury and property damage in addition to \$100,000 of fire legal liability coverage. **RENTER** agrees to provide a Certificate of Insurance showing the liability limits required as well as showing *Wheat Land*

Communities' Fair, Inc. as an additional insured. The Certificate needs to show a 30-day notice of policy cancellation. The Certificate also needs to be on file ten (10) days prior to the rental date.

7. **OWNER** retains all rights to concessions.

8. Smoking is prohibited in all buildings.

9. **RENTERS** who have become a nuisance may be asked to leave the premises and can be prosecuted if they refuse to do so.

10. **RENTER** may not state or imply sponsorship or endorsement by *Wheat Land Communities' Fair, Inc.* of their activities without the consent of *Wheat Land Communities' Fair Board*.

11. **RENTER** must give thirty (30) days notice of cancellation of Rental Agreement to **OWNER** or **RENTER** will be held to the Rental Agreement. ALL CONTRACTS MUST BE SIGNED AND RETURNED WITHIN TEN (10) DAYS OF ABOVE DATE.

12. Further Consideration: If liquor is to be served, arrangements must be made with **OWNER** and the State Liquor Control Board forty-five (45) days prior to the event. It is the responsibility of the **RENTER** to take care of this matter.

13. KEYS MUST BE RETURNED TO THE OWNER THE NEXT WORKING DAY AFTER THE EVENT. THERE WILL BE A \$50.00 CHARGE FOR NOT RETURNING THE KEYS.

14. A DAMAGE AND CLEANING DEPOSIT OF \$_____ IS REQUIRED ten (10) days prior to the event. The deposit may be returned to the **RENTER** following the event after the inspection of the facilities. Any additional costs may be deducted from the deposit.

15. **OWNER** may impose additional or special restrictions on facility usage as needed.

16. SECURITY MAY BE REQUIRED.

17. Entire Agreement: Modification: This contains the entire agreement and understanding between the parties relating to the Fairgrounds. No modification or claimed waiver shall be binding upon any of the parties unless in writing made after the date hereof making specific references to this agreement and signed by **OWNER** and **RENTER**.

We the undersigned have read this Agreement and hereby consent and agree to all terms and provisions.

RENTER: _____

Event

Manager: _____

Telephone: _____

Address: _____

OWNER: *Wheat Land Communities' Fair, Inc.*

Agent: _____

Telephone: _____

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Rental Zones and Fees

RENTER: _____

Event
Manager: _____

Address: _____

Telephone: _____

Type of
Event: _____

Event Dates and
Times: _____

Rental Zone(s) Requested:

Zone 1: \$200.00/weekend (Friday-Sunday), \$100 damage deposit
Amphitheater
Red Restrooms, access to showers
Parking Lot
(camping rates are separate)

Zone 2: \$300.00/weekend (Friday-Sunday), \$100 damage deposit
Knuth Building with restrooms and kitchen
Front Lawn
Parking Lot

Zone 3: \$250.00/weekend (Friday-Sunday), \$100 damage deposit
Livestock Barn
Small Arena
Office Restrooms
(horse stall rates are separate)

Camping Rates:
\$20/night, without hookups
\$25/night, with hookups

Horse Barn:

\$20/day, \$100 damage deposit
Bedding straw provided, all other responsibility of **RENTER**.

1. Cleaning is the responsibility of the **RENTER** or will require an additional \$15/hour fee.
2. All rentals are at the discretion of *Wheat Land Communities' Fair, Inc.*, fees may be adjusted for use of multiple facilities.
3. Proof of insurance and payment of fees must be received by the Fair Secretary before agreement is valid.
4. Personal checks must be cleared by bank prior to event or agreement is void.
5. Any extra fees or costs may be deducted from the damage deposit.

Office Use Only

Rental Fee(s)	\$ _____	
Damage Deposit	\$ _____	
Total Amount Due	\$ _____	
Amount Received	\$ _____	Date Received _____
Proof of Insurance	_____	Date Received _____
