

**GREENWOOD LODGE
LEASE AGREEMENT**

The Greenwood Lodge is owned by Greenwood Lodge, LLC and is leased to Greenwood Lodge Events, LLC for the purpose of leasing it out for conferences, training, weddings, receptions and parties.

1. A non-refundable deposit equal to 50% of the rental fee is required in order to reserve the Lodge for a specific date and time. The balance of the rental fee is due 1 month prior to the event. If the lessee decides to cancel the event after the total rental fee is paid it will also be non-refundable because the date has been reserved and prevents the Lodge from leasing to someone else. A security deposit of \$500 to cover any damages to the Lodge and/or its furnishings will be collected at the time the balance is due. If the balance of the rental fee and the security deposit are not received 1 month prior to the event, the down payment may be forfeited and the reservation may be cancelled. The Lodge must be cleaned and vacated on time or additional charges will be deducted out of the security deposit. The security deposit will be refunded the following week if there is no damage to the property inside or out, no overtime charges or if the event is cancelled by the lessee prior to the event. The full deposit will be returned only if the Lodge is determined not to be able to be rented due to conditions such as frozen pipes, damage to building, etc.
2. Individuals reserving the Lodge must be at least 21 years of age and must present valid photo ID.
3. The lease will be for ___ hours on the day of the event including set-up and clean up. For weddings it includes 2 hours the day before for the rehearsal. All events must be cleaned up and everything removed by midnight.
4. The individual or group that reserves the Lodge is responsible to the Greenwood Lodge Events, LLC for any damage to walls, paint, floor coverings, tables, chairs, fixtures, plumbing, electrical, kitchen equipment, landscaping or any other interior and exterior content, and furnishings of the Lodge. The lessee will be liable for any damage that exceeds the security deposit. Intentional damage to the property or damage occurring from negligence could result in legal action.
5. The individual or group who reserves the Lodge is responsible for ensuring that the persons present at the event comply with all rules of the Lodge. The staff reserves the right to stop the event if persons become unruly or refuse to obey the regulations.
6. In consideration of the neighbors, all music including bands and D.J.'s must end no later than 11:00 p.m. The Lodge staff shall have the right to control the volume of all music. There is to be no music from cars in the parking.
7. Adult chaperones must be in attendance at all times if any activity will be attended by underage individuals. Children must be supervised.

I have read and understand the rules regarding the use of Greenwood Lodge. As the lessee, I acknowledge that I am responsible to Greenwood Lodge Events, LLC and Greenwood Lodge, LLC for any injury or damage that results from the failure to follow these rules by any of the attendees, and that failure to follow these rules could lead to the event being stopped.

Date

Lessee's Signature