

**HOLSTON HILLS GOLF COURSE/WP GRILL
MULTI-USE ROOM CONTRACT AGREEMENT**

This lease agreement made and entered in this ____ day of _____, _____ by and between Holston Hills Golf Course/WP Grill, hereinafter referred to as the Lessor and _____, party of the second part, hereinafter referred to as the Lessee.

WITNESSETH

Whereas, Holston Hills Golf Course/WP Grill manages via agreements a Multi-Use Room within the Golf Course Clubhouse;

Whereas, the party of the second part desires to lease the Multi-Use Room;

Now, therefore, in consideration of the mutual covenants contained herein by and between the parties hereto it is mutually agreed as follows:

Lease of Premises

The Lessor herein leases unto the Lessee the above described premises which lease shall take place on the ____ day of _____, _____ from ____ am/pm until ____ am/pm.

Consideration

In consideration of the lease, the Lessee agrees to pay unto the Lessor the sum of \$_____

- A 50% deposit of the rental fee is due one week after the initial booking
- The balance of the fee is due on the day of the event

Terms of Lease

In regard to the specific terms of the Lease, the parties agree to be bound by all terms and conditions contained in this document and in addition thereto, if applicable, it is further agreed that the following terms and conditions shall apply to this lease:

1. Management of the Golf Course or the WP Grill have the authority to close the facility and cancel the balance of the function at any time when it is determined that the terms of this lease are not adhered to or the numbers of persons present exceeds the allowable capacity.
2. Rental and set-up fees are as follows:
 - Monday – Thursday - \$500 per day
 - Friday – Sunday - \$750 per day
 - A standard setup of nineteen 120 inch round tables/linens/8-10 chairs per table is included in the rental fee.

3. The WP Grill is the designated caterer for the facility. Other arrangements may be considered with the consent of management. If another caterer is used for an event, the caterer must have insurance and provide proof of their insurance. Due to insurance considerations, we cannot lease the kitchen.
4. All exit doors must remain unblocked during the hours of the function.
5. No nails or tacks may be driven in the walls or the woodwork and any hanging decorations used must be attached in a manner that will not de-face the property. No hay bales, confetti or glitter is allowed. Regarding wedding ceremonies/receptions, upon departure of the bride and groom, guests are only allowed to throw birdseed, real flower petals or blow bubbles.
6. No property may be moved without permission of management. This includes all lobby furniture.
7. All vehicles must be parked in the parking lot, or other area designated by management. No parking is permitted on the golf course.
8. The Lessee shall make their own arrangements for parking attendants, shuttle service or security guard service.
9. Absolutely no smoking is permitted within the facility and shall be contained to the designated outside areas.
10. Management does not allow any alcohol to be brought onto the property (per ABC regulations). Lessee may purchase alcohol (beer, wine, mixed beverages) for an event through the WP Grill, which holds the ABC license for the entire facility. For a fee, the WP Grill can provide servers for events. For mixed drinks, Lessee must use a server provided by the WP Grill.
11. The Lessee shall ensure the Multi-Use room is properly cleaned, all trash removed and the floor vacuumed. An additional charge of \$100 may be added if the room is not cleaned.

Responsibility of Damages

Lessee agrees that at the time the Lease commences, the premises, which are the subject of the Lease, are in good condition without damage or need of repair. Lessee further agrees that at the conclusion of the Lease, the Lessor shall have the right to inspect the demised premises to determine if any damage has occurred as a result of the Lease. In the event damage is discovered, the lessee agrees to be fully responsible for all costs and expenses associated with repairing the premises.

Responsibility for Injuries

Lessee agrees that Lessor shall have no responsibility for any injuries which occur as a result of the lease of the premises and further agrees to indemnify and hold Lessor harmless against any claim for damages which may arise from the use of the premises during the term of the lease. Lessee shall also indemnify Lessor for any legal fees or costs incurred by Lessor as a result of a claim being filed against the Lessee and which arises from the lease of the premises.

Government Rules and Regulations

Lessee shall comply with all applicable local, state and federal laws, rules and regulations, including those for COVID-19. Lessee shall not permit the premises to be used for any illegal activities and Lessor shall not have responsibility in the event Lessee fails to abide by this paragraph.

Attorney Fees and Cost

In the even Lessee fails to abide by any term or condition imposed by this agreement, Lessee shall be responsible for all attorney fees and costs associated with the enforcement of the terms and conditions of this lease.

Assignments and subletting

The Lessee shall not assign the Lease or sublet any part of the property without the Lessor’s prior written consent.

Cancellation Policy

Request for deposit return due to even cancellation requires a 14 day notice prior to the scheduled event.

Entire Agreement

This document represents the entire agreement between the parties and no amendment to any term herein nor additional terms or conditions will be enforceable unless reduced to writing and made a part of this lease.

Witness the following signatures:

Lessee: _____ Date: _____

Lessee: _____ Date: _____

Lessor – Holston Hills Golf Course/WP Grill

By Management: _____ Date: _____