

"THE KEEPING ROOM" HOSPITALITY HOUSE

DESCRIPTION

Located seconds from Wellers', a quaint five-room apartment has been procured for use as a non-smoking house for use by brides and her bridal party wishing to have privacy in the hours preceding their ceremony at Wellers. The cost to rent the apartment is \$125 for up to four hours. You will be billed at the time of your payment for your event at Wellers, the Friday, one-week prior to your event. A \$100 Advance Deposit and this signed contract are required to book the house. Below is the contract required to hold the Keeping Room for your use on your wedding day? Please read carefully before signing.

WELLERS' INC./WENDY WELER & TENANTS

HOSPITALITY HOUSE RENTAL AGREEMENT

CUSTOMER CODE _____ Ceremony Time at Wellers _____ Day and Date of Event _____

Tenant's Name _____ Tenant's Name _____

Tenant's Address _____ Tenant's Address _____

_____ Zip _____ Zip _____

Phone h _____ w _____ Email _____ Phone h _____ w _____

RESERVATION, DEPOSIT & PAYMENT

Tenant's Advance Deposit of \$100 reserves the Keeping Room for four hours between the hours of _____ and _____ on the above date. The charge is \$125 for up to and not exceeding four hours of use and will be payable at the time you pay your final invoice to Wellers, the Friday one week prior to your event.

\$100 Advance Deposit Received On: _____ Check # _____ Cash _____ By _____ Deposit Returned _____

The \$100 Deposit will guarantee the date above for the use of the Keeping Room for the times stipulated above. *The Advance Deposit of \$100 will be returned in full the week following your event unless there are deductions for theft or damages.*

CANCELLATIONS

Must be in writing, sent certified mail or hand delivered to Wellers' office. Cancellations are dated from the time they are received in our office. Cancellation fees are as follow: 0-60 Days prior to rental date forfeit \$100 deposit. 60-180 days or more 50% refund. 180 days or more 100% refund.

DAMAGES OR THEFT

An inventory is kept of all furnishings and condition of property. Your contact person may inspect the room prior to its use to verify the contents and condition of furnishings and property. If any damages or theft occur on the property by tenant or tenant's guests, charges will be deducted from the \$100 Advance Deposit. Should damages or theft be in excess of \$100, your \$500 deposit used to hold Wellers banquet facility will be held to cover the costs for repair or replacement of lost property. Note: **Smoking is not permitted inside the house or porch areas. Smoking on the premises may be considered as damages and may result in the loss of tenants damage deposit. Moving furniture will constitute damages and will result in a penalty deducted from deposit.**

CONTINGENCIES

Smoking is permitted in the outdoor seating areas of the property only. All personal property belonging to tenants must be removed by the end of the four-hour time period without exception. It is also understood that the tenants will conduct themselves in an orderly manner, in full compliance with All State laws, ordinances and regulations (and any special requirements of Wellers' Inc./Wendy Weller set forth in this contract. Wellers reserves the right to monitor sound levels that interfere with neighboring properties.

WAIVER OF LIABILITY

Tenants agrees to irrevocably and unconditionally defend, indemnify and hold harmless, Wellers' Inc./Wendy Weller from liability, claims, demands, actions and causes of action arising out of or related to any loss, damages illness, death or injury to the tenant's invitees sustained during the event in connection with food, beverages, services, or property. In addition, we the tenants, have examined the property, including building, grounds, stairways and common areas and found Wellers to be well-maintained and free of open and obvious defects and hazardous conditions. In addition, tenant agrees to defend, indemnify and hold harmless, Wellers' Inc./Wendy Weller/Wendy Weller, for any illness, death or injury sustained by any of his/her invitees in connection any items not provided by Wellers, Inc./Wendy Weller. Tenants agree to provide help for any elderly guests who may need assistance in entering or exiting the premises. Tenants agree to irrevocably and unconditionally, defend, indemnify and hold harmless Wellers' Inc./Wendy Weller its' employees and contractors jointly and individually, from any liability, claims, demands, actions and causes of action arising out of or related to any loss, damage, illness, death, or injury sustained by any participant in connection with the service and consumption of alcoholic beverages on Wellers' Inc./Wendy Weller/ premises

I have read, understand, and agree to abide by the above conditions set forth in this contract. Two signatures are required by two adults over the age of 18.

SIGNATURE 1ST TENANT _____ DATE _____

SIGNATURE 2ND TENANT _____ DATE _____

SIGNATURE WELLERS REPRESENTATIVE _____ DATE _____