

This Contract made and entered into this _____ day of _____, 2022, by The Breeze, L.L.C., an Oklahoma Limited Liability Company, herein after referred to as “The Breeze” and _____, hereinafter referred to as “Client.”

1. That this contract defines the terms and conditions under which The Breeze and Client agree to the Client’s use of The Breeze’s property on _____ (date) for _____ (event). This contract constitutes the entire agreement between the parties and becomes binding upon the signature of both parties. This contract may not be amended or changed unless executed in writing and signed by The Breeze and the Client.

2. That The Breeze will provide the use of the property described in this contract on the event date noted above for a total of twelve hours: from noon the day of the event until noon the next day for breakdown after the event. There is absolutely no guarantee that the property will be available before or after the time allotted. All other services, facilities and arrangements for services shall be the responsibility of the Client.

3. That The Breeze will provide the following:
- a) Parking
 - b) Restrooms
 - c) Exclusive use of The Breeze property

4. That the cost for the use of The Breeze’s property described in this contract is \$700. To reserve services on the dated requested, The Breeze requires this contract to be signed by both parties and an initial deposit of 50% of the total. Payment of the remaining balance of the rental fee is due ten days in advance of the event. Deposits and payment will be made by certified or bank check , credit/debit card through Paypal payable to The Breeze, L.L.C. A receipt from The Breeze will be provided for each. Failure to pay will result in the refusal for use of the property.

5. Cleaning Deposit:

A \$200.00 cleaning deposit will be collected along with the initial deposit. In order for the deposit to be returned, the following must be completed before noon the day following your event. The client will be responsible for the breakdown and/or cleanup of the property. That all decorations must be removed without leaving damages by noon the day after the event, unless special arrangements have been made between The Breeze and the Client.

- 1. Restrooms, kitchen area and corridors cleaned, swept and without damage.
- 2. All outdoor Breeze areas cleared of trash, decorations, without damage.
- 3. All trash containers/bags emptied into the dumpster on the NW side of 222 East Maple.

The cleaning deposit will be returned within five business days of the event.

If damages occur, we will send an estimate for repairs along with invoice minus cleaning deposit.

6. Refund policy

In the unlikely event the Client should cancel, all deposits are nonrefundable. The Breeze shall have the right to terminate this contract if the Client fails to meet or violates any terms of the contract, in which case the provision of this cancellation policy also apply. The Client shall not assign or sub-lease any terms, conditions or services contained in this contract or any interest therein without the written consent of The Breeze.

7. Alcohol must be served by a local licensed purveyor.

As the host of a private party, the Client acknowledges responsibility for the proper and lawful consumption of alcoholic beverages at The Breeze during the duration of the event described in this contract. Client and the catering service and its agent will exercise due care in serving alcoholic beverages, and will refuse service to any person appearing to be under the age of 21 or any person who appears to be intoxicated. Identification and proof of age will be requested from any person who appears to be under 21 years of age. Alcoholic beverages will be removed from

anyone believed to be a minor or from any intoxicated person. The Client and the catering service or its agent will provide all alcoholic beverages consumed in accordance with the laws and regulations of the State of Oklahoma. The alcoholic beverages service will end no later than 12:00 Midnight. The Client agrees to fully cooperate and assist The Breeze and the policies of The Breeze regarding the consumption of alcoholic beverages.

8. The proximity of local residences to The Breeze is such that venue sounds, specifically sound related to music, must be kept within limits per city ordinance. All music must end by Midnight.

9. That The Breeze does not accept any responsibility for damage to or loss of any articles of property left at The Breeze prior to, during or after the event. The Client agrees to be responsible for any damage done to The Breeze by the Client, his guests, invitees, employees or other agents under the Client's control. Further, The Breeze shall not be liable for any loss, damage or injury of any kind or character to any person or property caused by or arising from any act or omission of the Client, or any of his guests, invitees, employees or other agents from any accident or causality occasioned by the failure of the Client to maintain the premises in a safe condition or arising from any other cause. The client, as a material part of the consideration of this agreement, hereby waives on its behalf all claims and demands against The Breeze for any such loss, damage or injury of the client and hereby agrees to indemnify and hold The Breeze free and harmless from all liability for any such loss, damage or injury to other persons and from all costs and expenses arising there from, including but not limited to attorney's fees.

10. This contract constitutes the entire agreement between the parties and becomes binding upon the signature of both parties.

Item	Price	Inventory	Total Needed	Total Price
Breeze Rental	\$700.00			\$700.00
6' Tables	\$12.00 Each	21		
Bistro Table	\$10.00 Each	6		
6' Round Table	\$15.00 Each	10		
Chairs	\$3.00 Each	200		
PA System	\$100.00 Each	1		
Cleaning Deposit	\$200.00			\$200.00
TOTAL				

_____ **DUE UPON ACCEPTANCE OF CONTRACT**
 _____ **DUE TWO WEEKS PRIOR TO THE EVENT**

Approved and Accepted:

Bobs Barn, LLC
 Suzanne Klemme
 580-977-6390
 sk@mikeklemme.com
 222 East Maple Avenue, Suite 700
 Enid, Oklahoma 73701

Renter
 Name _____
 Cell Phone _____
 Email _____
 Address _____