

# THE GREYSTONE MONROE RENTAL AGREEMENT

**1. THE PARTIES.** This Facility Event Rental Agreement (“Agreement”) made on \_\_\_\_\_, 20\_\_\_\_, by and between:

Renter: \_\_\_\_\_ (“Renter”), and

Landlord: **The Greystone Monroe** with a mailing address of 20 W 100 N, Monroe, Utah, 84754 (“Landlord”).

Landlord and Tenant are each referred to herein as a “Party” and, collectively, as the "Parties."

**2. VENUE.** The Renter agrees to temporarily lease, occupy, and make use of the Landlord’s space located at:

- a.) Property Address: 20 W 100 N, Monroe, Utah, 84754
- b.) Additional Description: The Greystone Monroe shall be understood to include the main building, enclosed patio, outside patio, separate north building, grounds and landscaping, parking spaces, signs, tables, chairs, furniture, decor, sound system, lighting, and any agreed upon items within the property.
- c.) Use of Venue: Any legal use under State and local laws and agreed upon by Renter and Landlord.

Hereinafter known as the “Venue.”

**3. LEASE PERIOD.** The Renter shall have access to use the Venue for:

- a.) Date: \_\_\_\_\_
- b.) Time: \_\_\_\_:\_\_\_\_  AM  PM to \_\_\_\_:\_\_\_\_  AM  PM

Hereinafter known as the “Lease Period.”

**4. RENT.** To lease the Venue, the Renter agrees to pay the Landlord \$\_\_\_\_\_.

Hereinafter known as the "Rent."

**5. DEPOSIT.** The Landlord requires a refundable payment of \$\_\_\_\_\_ at the time of signing this Agreement ("Deposit").

**6. OCCUPANCY LIMIT.** There shall be a maximum limit of \_\_\_\_\_ attendees permitted at the Venue at any time due to fire hazard concerns. Any violation of this section will immediately terminate this Agreement under default by the Renter.

**7. OVERTIME.** If, for any reason, the Renter overstays the Lease Period, the Landlord shall charge overtime in the amount of \$100.00 per hour.

**8. AMENITIES.** In addition to delivering the Venue, the Landlord agrees to provide the following:

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The aforementioned amenities are INCLUDED in the Rent and not charged separately.

**9. PAYMENT.** The Renter shall be required to pay the Rent in accordance with the following:

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**10. METHODS OF PAYMENT.** The Landlord's acceptable methods of payment are as follows:

- Cash
- Check
- Credit Card
- Venmo

**11. LATE FEE.** If a payment due by the Renter is not made within the requirements mentioned in this Agreement, there will be a late fee charged equal to \$25 and applied each day Rent is late.

**12. CHANGES.** The Renter can change or cancel this Agreement based on the terms below.

For all-day events (wedding or non-weddings), a 100% refund will be issued if cancellation notice is provided at least 120 days prior to the reservation, a 50% refund up to 30 calendar days prior to the reservation, and a 25% refund within 10 calendar days. For all other events, the cancellation periods for receiving refunds are half the time for all-day events (60 days, 15 days, and 5 days respectively).

**13. CLEANUP.** At the end of the Lease Period, the Renter is responsible for cleanup. The Renter is required to clean and leave the Venue in the same condition as it was at the start of the Lease Period.

**14. GENERAL LIABILITY INSURANCE.** The Renter shall not be required to obtain General Liability Insurance as part of this Agreement. The Renter shall be solely responsible for any bodily injury, property damage, or any other actions that may occur at the Venue during the Lease Period.

**15. DISPUTE RESOLUTION.** Should any dispute arise between the Parties regarding the interpretation, rights, duties, or liabilities under this Agreement, both Parties agree to engage in good faith negotiations to resolve the dispute for a period of no less than thirty (30) days before initiating any legal proceedings. If the dispute cannot be resolved through direct negotiation, both Parties agree to seek resolution of the dispute through a neutral, mutually agreed-upon mediator, before resorting to arbitration or litigation. The Parties agree to share equally in the costs of the mediation process.

If mediation is unsuccessful, both Parties agree to submit the dispute to binding arbitration under the rules of a mutually agreed-upon arbitration service. In the event of litigation relating to this Agreement, each Party will bear its own attorney's fees and costs.

**16. HOLD HARMLESS.** The Renter shall be liable for any physical damages to the Venue, legal actions, and/or loss of reputation or business opportunities that the Landlord may incur as a consequence of the actions by the Renter or any of the Renter's guests or attendees during the Lease Period. The Renter agrees to indemnify and hold harmless the Landlord against any and all legal actions which may arise from the Renter's use of the Venue and the following:

a.) Right to Cancel. The Landlord reserves the right to cancel this Agreement at any time and for any reason upon providing at least 30 days' written notice to the Renter. If the Landlord cancels this Agreement for reasons other than a breach of this Agreement by the Renter, the Landlord agrees to refund the Renter any amounts already paid, including the Deposit.

b.) Failure to Comply. The Landlord, for any reason and at their sole discretion, may terminate this Agreement if the Renter fails to comply with any term of this Agreement or if the Landlord determines that the Renter's use of the Venue poses an unacceptable risk of damage or harm.

c.) Natural Disasters. If the Landlord is unable to make the Venue available for any reason outside of their control, including, but not limited to, damage to the Venue, local emergencies, acts of God, or any other types of natural disasters, this Agreement shall be canceled by the Landlord. In such an event, the Landlord agrees to refund the Renter any amounts already paid, including the Deposit.

**17. ADDITIONAL TERMS & CONDITIONS.** Renter is responsible for setting up tables, chairs and any decorations that you bring. Renter is also responsible for basic cleanup at the end – which includes putting away tables and chairs, taking out garbage, and loading the dishwasher. If this isn't possible for your event, contact us to discuss an extra fee for setup and/or cleanup.

The booking deposit temporarily reserves The Greystone on your requested date and time while we confirm the details of your event. After we contact you and confirm the details of your event, the booking deposit will also serve as an insurance policy against property damage and misuse. We want people to enjoy using The Greystone responsibly so that it can be preserved for many years to come. For example: if damage to the property is found or cleanup is not completed, the security deposit may be held in order to make repairs.

We understand that sometimes plans change. For all-day events (wedding or non-weddings), a 100% refund will be issued if cancellation notice is provided at least 120 days prior to the reservation, a 50% refund up to 30 calendar days prior to the reservation, and a 25% refund within 10 calendar days. For all other events, the cancellation periods for receiving refunds are half the time for all-day events (60 days, 15 days, and 5 days respectively).

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the date first written above. Each individual signing below on behalf of a Party hereby represents and warrants that he or she is duly authorized and has the legal capacity to execute and deliver this Agreement on behalf of said Party.

**Renter's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_

**Landlord's Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

Print Name: \_\_\_\_\_