

EVENT RENTAL CONTRACT

(Please initial in space provided upon agreement to each paragraph)



This agreement is made this ____ day of ____,
20____ between _____(Lessee) (you/ your/I/me/my) and River's Bend Ranch (Lessor)
(ranch/our/we/us/ Rivers Bend Guest Ranch). **It is agreed upon by both parties that the Lessee will rent the entire bunkhouse, the property** surrounding the bunkhouse, and use of parking for all guests in attendance on_____.

In addition River's Bend Guest Ranch is allowing you the use of any and all of our tables and chairs we have. The Lessee is responsible for acquiring all outside vendors. All outside vendors obtained on behalf of or by the Lessee will be subject to the policies of Rivers Bend Guest Ranch. You are solely responsible for receipt and/or release and condition of goods, deliveries, and services from outside vendors unless prior arrangements with ranch management have been made. You are solely responsible for any arrangements with or payments for services/goods of outside vendors.

The premises and contents within will be returned to the condition in which they were found upon the Lessee's arrival. If any additional cleaning, repairs, restoration, damage, or loss is incurred by the Lessor, either to the premises or contents within, the Lessor has both the right and authority to pursue the collection of any monies due from the Lessee.

Please be aware: if you do not reserve the entire ranch facility for your event, you will be subject to "sharing" the ranch with lodging/trail guests outside your party. Rivers Bend Guest Ranch management and staff will take every reasonable measure to ensure no interruption of your event. Rivers Bend Guest Ranch will hold you responsible for the conduct and behavior of anyone participating in your event. All who attend the event of the Lessee are subject to conform and follow the rules and restrictions set forth in published (verbal and written) ranch policies and this agreement.

Half-Ranch Package - \$7100.00

(Property plus Lodging for 28 People, 2 nights)

Includes:

- Bunk House

- o 10 bedrooms (most with private balconies), 12 bath, 2 living areas and a banquet room; fully-equipped kitchen and 2 full-size fridges; large surrounding lawn, upper and lower decks, fire pit, and hot tub.

- Ranch House

- o 4 bedroom, 2 bath, queen sleeper-sofa in one of 2 family rooms, and a formal dining room; fully-equipped, eat-in kitchen with 2 full-size fridges, 6-ft island and 12-person table.

- Site Fee

- o Lawn in front of Bunk House for tent placement

- Parking

- o Fields will be made available, unlimited parking

- Tables- 25 Round

- o We provide, you set-up

- Chairs- 150 Chairs

- o We provide, you set-up

You will still have access to rest of the ranch property and activities (minus other lodging) for photography and decoration purposes.

Full-Ranch Package - \$8500.00

(Property plus Lodging for 45 People, 2 nights)

Includes:

- Bunk House

- o 10 bedrooms (most with private balconies), 12 bath, 2 living areas and a banquet room; fully-equipped kitchen and 2 full-size fridges; large surrounding lawn, upper and lower decks, fire pit and hot tub.

- Ranch House

- o 4 bedroom, 2 bath, queen sleeper-sofa in one of 2 family rooms, and a formal dining room; fully-equipped, eat-in kitchen with 2 full-size fridges, 6-ft island and 12-person table.

- Wild West Cabin

- o 1 bedroom, 1 bath with shower and jacuzzi tub, open living/dining/kitchen area with apartment-sized appliances, plus queen sleeper-sofa.

- Cowboy Cabin

- o 1 bedroom, 1 bath with shower and jacuzzi tub, open living/dining/kitchen area with apartment-sized appliances, plus queen sleeper-sofa.

- The Lodge

- o 3 bedroom (king, queen and two twins), 2 bath with jacuzzi tub in master; queen sleeper-sofa in an open living/dining/kitchen area, with full-size appliances including a washer and dryer.

- Site Fee

- o Lawn in front of Bunk House for tent placement

- Parking

- o Fields will be made available, unlimited parking

- Tables- 25 Round

- o We provide, you set-up

- Chairs- 150 Chairs
 - We provide, you set-up

You will have access to entire ranch and all listed lodging for all wedding/event purposes.

Family Gathering- \$2500.00

- Lawn in front of Bunk House for tent placement or use of the shelter.
- Parking
 - Fields will be made available
- Tables-10 Round
 - We provide, you set-up
- Chairs- 50 Chairs
 - We provide, you set-up

All lodging contains cable TV, and wifi is available across much of the property; gas grills and firewood can also be provided.

General-Setup Details

Both Packages include the early check-in at 12 noon on Friday for the Bunk House. Additional properties rented by 3pm on Friday and check-out at 10am on the Sunday immediately following your event. An Additional Fee of \$50/hour per building still occupied after the check-out time of 10am will be added to your final invoice. The prices listed in our packages do not include mentioned hourly staff, any additional items not listed. Package prices do not include tax (which will be added to final invoice).

To keep our prices low, we offer facilities and only some services so that our Lessee can use their 'free labor' of friend and family to complete other details, when that is workable. Please make arrangements with our office if you will be needing assistance(this might include things such as place settings setups on the tables; clearing tables; serving drinks; maintaining and glasses at a self-serve bar; set-up of chairs, take down of decorations and general assistance of

last minute details). An Hourly Staff will then be provided by River's Bend Ranch and added to your final invoice. However, we will not have time, nor additional staff, to help with additional 'family get togethers' or Sunday brunches that take place before and after the event. Please clean-up any food or drink and trash from these additional events if you chose to have them.

Tables and chairs for your event will be made available the day before your wedding. When setting-up your table and chair configurations, we can provide hourly staff, with advance arrangements. If you are not using a vendor's glasses and are serving mixed drinks or draft beer, please provide appropriate plastic cups or drink ware for serving your drinks.

Tables are to be cleared and dirty dishes, plates, or dining ware are to be cleared by your vendors or staff of Lessee. River's Bend Ranch staff is not responsible for these items. The cleanup staff should stay through the end of the event to complete clearing all dishes from tables and putting bottles or cans into the recycling area or into trash receptacles. If catering staff leaves before the reception ends, hourly staff charges will apply for clean-up if dishes/glasses/trash remain on the tables or ground. You will be responsible for all buildings left damaged or requiring a clean up fee.

Caters are to remove their own trash from the kitchens.

You or your caterer or other designated person, will be responsible for ice and setting up and maintain a bar and bar service. We can sometime provide containers for icing and serving kegs, if pre-arranged and that you provide ice and kegs. We ask that you have a bartender if you have over 30 guests, as this will keep drinks properly chilled; keep the bar area clean of trash and make sure glassware is available, and in general serve your guests and keep us aware of and developing issues with intoxicated guests. He/She will also open and pour wines and mix drinks as needed.

We do not provide decorations. However, we do have multiple items on the ranch that can be used for your event under pre-arrangement (this can include, but is not limited to, Hay Bales, wild flowers, grasses, tree limbs, etc.). You are responsible for setting these items up if you wish to use them. You and/or your staff will be responsible for cleaning these items up and returning them to their designated space.

If you wish to use furniture or other items provided in the lodging for decorating or photography purposes, we ask that you clear it with our office first. There are many antique items that we do not want removed from its space.

Since this is an outdoor setting, the majority of the facility cleanup and set-up needs to take place the day of, or the day before, the event. Please keep in mind that we are a fully functioning ranch. All dogs must be on a leash when outside and only allowed in the Ranch house.

We also are surrounded by wildlife and cannot control “critters” until the day of your event. This being said, we do offer early check-in on the day before your event. This check-in is at noon. At this point you may drop off decorations and/or have a rehearsal, take pictures or any other needs. It is VERY important we know the times you would like to do these activities so that the grounds can be ready for you and your company.

Please remember that events end by 11pm. This means any guests not staying in our lodging need to leave by then. We are very generous in allowing the freedom our brides/grooms get in decorating and overall use of the property at an early start, however, the closing of the event is important and should be discussed with your staff, vendors and guests.

We always welcome children at our events, but please inform your guests that they will need to provide supervision. For safety, guests (including children) are not allowed in any of the buildings NOT listed in your package.

We have multiple animals of different ages and they can act in unpredictable ways. For your protection and liability, guests should keep a close watch on children and all times.

RENTAL POLICIES AND CHARGES

(Please initial in space provided upon agreement to each paragraph)

This agreement is limited to the use of rented facilities specified in this agreement and the immediate area(s) around them.

Contracted facilities/areas (Please Circle one):

- Half-Ranch Package
- Full-Ranch Package
- Family gatherings

All decorations and their method of attachment must gain prior approval from Rivers Bend Guest Ranch. Decorations are permitted; however, they are to be attached by means of removable adhesive (tape, craft “putty”, or any other acceptable adhesive) that will not leave a residue on the structure. Do not nail, staple, tack, or glue to or permanently alter the surface of the structure(s) in any way. The Lessee will remove and dispose of all decorations or temporary signage at the end of the event. Due to the difficulty of cleanup and the hazards to area birds and wildlife, confetti, glitter, plastic petals, flying lanterns, etc. are not permitted.

Furniture (inside and outside tables and chairs) and charcoal grills can be used for your event. *Absolutely no inside furniture may be used outside of the building.* Furniture (inside and outside), plates, glasses, cook ware, utensils, linens, appliances, trash cans, grills, etc. may not be moved from one facility to another without prior approval. **You are solely responsible for returning all items to their original location immediately following your event.**

Electrical outlets are located at each facility for your use. Ranch management and maintenance will consult with lessee regarding electrical load capacities/limitations in each location prior to your event. In the event of a power outage, inclement weather, or any other acts of God, River’s Bend Guest Ranch will not be held responsible for the party’s cancellation nor for the refunding of any payments. We will also not be held responsible for reimbursement of payments from other event services that the Lessee has hired.

Vendors and lessees must provide proof of 1 million liability insurance before premises can be used. A Single event liability insurance policy (including Alcohol liability if applicable) in the amount of \$1,000,000 is required for your event, or certificate adding River’s Bend Ranch as an additional insured, and must be provided to us at least 30 days prior to your event.

Your Certificate of Insurance must include alcohol liability or a Certificate of Insurance for alcohol liability is required from your caterer if alcohol will be served (not less than One Million Dollars per occurrence). All alcohol must be served by a bartender. If serving liquor, a permit is required if the bartender/caterer contracted does not have a liquor license.

The Lessee agrees to be responsible for maintain the property in as good as condition as existed prior to Lessee’s use. Lessee agrees to pay and all reasonable costs of repair for damages to the property caused by, or occurring during, use of the property pursuant to this agreement. Lessee is responsible for any damage caused by guests, wedding party and/or vendors.

The Lessee hereby indemnifies and holds harmless River's Bend Ranch as well as employees, agents, successors, or assigns of all, from any and all damages, liabilities, costs or claims, whether in contract or tort, including court costs and attorney's fees, arising from, or in any way connected with its use of the property pursuant to the contract. River's Bend Ranch has limited availability to litigate severe weather.

In its use of property, the Lessee agrees that it shall:

- 1) Permit no activities in violation of the law, and shall take all appropriate action to enforce this provision. Music is required to follow Page County decibel ordinance.
 - 2) Comply with all applicable laws regarding public assemblies, public event and performances including without limitation those imposing taxes and license fees.
 - 3) Comply with all requirements of River's Bend Ranch, as set forth in this document and any additional attachments provided.
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The Lessee agrees to pay 20% deposit at time of reservation, and pay account in full by 30 days prior to event date. The Lessee agrees \$1000.00 of the deposit is non-refundable. In the unlikely event the lessee should cancel, full payment is expected if not cancelled before 180 days of the event.

Miscellaneous Policies

Vendors: All Vendors for the event must be approved by River's Bend Ranch at least 30 days in advance of event.

Pet Policy: With the exception for service animals, no pets are allowed, unless by special arrangement for ceremony. They will need to leave the premises after ceremony or return to the Ranchhouse.

Entire Agreement: I have read all of the above statements and agree to the terms stated within them. This contract constitutes the whole agreement and understanding of all the parties relating to the subject matter of this contract. No other rights or services are granted to the Lessee.

Rights of Third Parties: No term of this contract shall be enforceable by a person who is not a party to this contract.

Governing Law and Jurisdiction: This Contract and any dispute or claim arising out of or in connection with it or its subject matter or formation (including non-contractual disputes or claims) shall be governed by and constructed in accordance with the laws of Virginia.

Contract Signature: This contract constitutes the entire agreement between River's Bend Ranch and the Lessee and becomes binding upon both parties when signed.

Date of Event:

Between the Hours of _____ AM/PM and Midnight.

Name of Lessee (Print) _____

Signature of Lessee _____ Date: _____

River's Bend Ranch _____ Date: _____

Contact information:

Name of Bride: _____ Phone Number _____

Name of Groom: _____ Phone Number _____

Name of Renter (Print) _____ Phone Number _____

Cell phone number _____ Email _____

Address _____

City _____ State _____ Zip _____



While we invite you and your guests to enjoy the animals residing at Rivers Bend Ranch, we ask you to use common sense and courtesy when in proximity and while interacting with them.

Absolutely no harassment of (running at, throwing at, yelling at, feeding, kicking, hitting, unauthorized riding/leading, etc.) of livestock and domestic animals will be tolerated.

Any violation of this policy will result in you and your guests' immediate removal from the property.

Rivers Bend Ranch, its owners, agents, and heirs will not be held responsible for any injury or damage resulting from a violation of this policy.

Due to the other guests on this property - you must maintain a safe speed of 15 mph when entering and leaving the Ranch

Lessee's initials: _____

Rec'd.: _____