



LAWRENCE PLANTATION
at Horseleg Creek

Date of Event: _____

127 Winding Road
Rome, GA 30165
(706) 266-1901

Number of guests expected: _____

FACILITY RENTAL CONTRACT

This agreement is made and entered into on the _____ day of _____, 2021, between Lawrence Plantation as

Lessor and _____ ("Lessee").

Leased Premises: Lessor owns property located at 127 Winding Road, Rome, Georgia and agrees to hereby lease the property as selected below:

(Check all that apply below, then initial on the right) (All events over 8 hours are charged the full day rate)

- ☐ Rehearsal Dinner bundle rate with wedding / reception (up to 3 hours) \$550 or (up to 5 hours) \$800 _____
- ☐ Pub Only -- 2 hour minimum total hours _____ \$135 Per Hour _____
- ☐ Outdoor Ceremony add-on \$500-\$750 \$ _____ _____

Rental prices below qualify for off-peak discount of 20% (January, February, July, and August)

- ☐ Saturdays – Full Day (anything over 8 hours; full day is 8 a.m. till 11 p.m.) \$3,200.00 _____
- ☐ Saturdays – Half Day (7-8 hours) \$1,800.00 _____
- ☐ Fri, Sat, Sun – (up to 6 hours) hours: _____ \$225.00 per hour _____
- ☐ Monday – Thursday (up to 6 hours) hours: _____ \$175.00 per hour _____
- ☐ Monday – Thursday --- Full Day \$2,200.00 _____
- ☐ Monday – Thursday --- Half Day (7-8 hours) \$1,200.00 _____
- ☐ Sunday/Friday – Full Day \$2,800.00 _____
- ☐ Sunday/Friday – Half Day (7-8 hours) \$1,600.00 _____
- ☐ Alcohol add-on (for security up to 5 hours for first 150 people, then another guard for each 100 people):
Must use approved bartender, LP provides alcohol \$200.00 each quantity _____
- ☐ Non-Profit rate \$150.00 per hour (up to 4), or \$300.00 off half day price, or \$6800.00 off full day price.
• Agreed upon non-profit total \$ _____
- ☐ Other rental charges i.e.: chairs, china, vendor costs (addendum to be attached to contract) Total: \$ _____
- ☐ Clean-up crew fee (post-reception sweeping, mopping and trash removal, will not bus tables.) \$150.00 _____
- ☐ Staff on-hand fee (to clear tables, empty trash, sweep floors, etc. during and after reception) \$20 per hour per person _____
- ☐ Do you have an approved wedding planner (non-family/friend)? YES NO NO= \$200.00 _____

A 3% charge will be added to any credit card transaction.

(Please leave our facility as you found it. A cleaning fee may be extracted from your damage deposit if not cleaned properly. Management and ownership will determine if the facility was left in unsatisfactory condition. You are not expected to vacuum unless manager on duty feels there is excess mess or debris, but you ARE expected to sweep all food and other trash from porches, kitchen, carpet and hardwood floors. This includes excess outside trash and cigarette butts. It is a good idea to remove linens from tables before sweeping. You must also spot-mop any spills. All trash, inside house, kitchen & bathrooms and outside trash from porches, etc., must be taken to dumpster. **Lawrence Plantation management will hire a clean-up crew at the request and expense of lessee for post-reception sweeping and trash dumping. You may hire our staff to clear tables, empty trash, etc. during reception if you have not hired wedding planners or caterers to do so. Otherwise, it is YOUR responsibility.**)

_____ RENTAL: Lessee shall pay 50% of total estimated rental fee (_____) upon execution of this contract, which is non-refundable. The balance is due 30 days before the lease term. Non-payment will result in the entrance gates being closed.

_____ TERM: The term of this lease shall be from _____, 2022 at _____ am/ pm to _____, 2022 at _____ am/pm. **Any items remaining in the facility after agreed lease term shall become property of Lawrence Plantation. This does not entitle you to decorate days in advance, or leave everything for clean-up the next day. You are expected to clean-up and have everything out before you leave, or we can hire someone at your expense to do it for you.**

_____ USAGE: Lessee shall use the leased premises solely for the purpose of _____. Lessee accepts the leased property in its present condition and shall have the responsibility of returning such premise to lessor in the same condition as it was at the beginning of this lease.

_____ **DAMAGE DEPOSIT:** Thirty (30) days prior to the event, lessee shall make a damage deposit in the amount of \$500 to be held by lessor. The full deposit will be returned to lessee within 7 days except if lessor shall deduct from the deposit the following charges, if applicable: 1. The cost of any repair/replacement to the leased premises and/or equipment caused by other than reasonable wear and tear, 2. A reasonable cleaning expense provided lessee does not leave the premises as clean as it was at the beginning of the event.

_____ DAMAGES: In the event the leased premises or any property therein is damaged by lessee, its agents, employees, patrons, guests, invitees, or any person admitted to the leased premise by lessee, lessee shall pay to lessor upon demand such sum as shall be necessary to restore the leased premises or equipment to its original condition as existed immediately prior to lease term, together with lessor's cost of collection to include reasonable attorney fees.

_____ ALCOHOL: Alcohol may not be sold on premises by lessee, but may be served by an approved bartender to guests who meet the legal age. There shall be a fee of \$200 to be paid by lessee for a function (up to 5 hours) in which beer, wine or alcohol of any kind is to be served. Alcohol may only be served while security is present. That fee may be added to the initial rental cost. Bar staff must be fully licensed and insured as required by law. Lawrence Plantation assumes no liability. All Federal, State and Local laws with regard to food and beverage purchases and consumption must be strictly adhered to. We reserve the right to request proof of legal drinking age. Lawrence Plantation reserves the right to refuse service and/or close bars at its sole discretion. Lessee must purchase alcohol from Lawrence Plantation. **A card will be kept on file for payment**, however cash or check will also be accepted after event.

_____ CATERING: Caterers must be licensed and approved by lessor. All caterers will assume responsibility for any damage to facility or kitchen, which must be resolved before facility's next scheduled event or further penalties (i.e. cost of losses from facility being out of service) will be incurred. **Caterers must take out all trash, sweep and mop kitchen, and remove all food and trash from kitchen, tables, carpet, and other catering areas including food stations set up outside or in banquet hall. Anything remaining will be the responsibility of lessee. Hiring a clean-up crew does not give forfeit caterer's responsibilities.**

_____ SMOKING: Lawrence Plantation is a smoke-free facility. **Guests may smoke outside on the side porch adjacent to the bar/pub.** The lessee is responsible for enforcing this policy and removing any butts from porches and grounds.

_____ DECORATIONS: Items may not be attached to any stationary wall, floor, window, woodwork or ceilings with nails, staples, tape or any other substance. (painter's tape may be approved) Glitter, silly string, and confetti are not allowed inside. If these items are used outside they must be cleaned up before leaving. No alterations may be made to the building and/or parking lot without prior approval. All decorative items must be removed from the premises at the end of the event. Fireworks are strictly prohibited on the premises.

_____ LIABILITY AND INDEMNIFICATION: Lessor makes no representation or warranty, express or implied, as to any manner, including but not limited to: the condition, design or quality of the leased premises, the fitness of the leased premises for use or a particular purpose or the operation, use or performance of the leased premises or any other representation or warranty of any kind, expressed or implied, with respect to the leased premises. The lessee also acknowledges that the lessor has made no representation or warranty of any kind, nature or description, expressed or implied with the respect to the operation use or performance of the leased premises. Lessor shall have no liability to lessee or any person whomsoever for any claim, loss, damage, or expense (including attorney fees) of any kind or nature whether special, consequential, economic, or otherwise, caused or alleged to be caused directly, indirectly, incidentally or consequentially by the leased premises or any part thereof, by any inadequacy of the leased premises or defect or deficiency therein, by an incident whatsoever arising in strict liability or otherwise from lessor's or lessee's negligence or otherwise, by the use or maintenance thereof, or for any interruption or service or loss of use of the leased premises, or for any loss of business or damage whatsoever and howsoever caused, or arising out of this lease. Lessee shall indemnify and hold lessor harmless from and against any and all claims, costs, expenses, damages, losses, liabilities incurred or suffered by the lessor, lessees or any other party in connection with the use, operation or performance of the leased premises, or as a result of any incidentally or consequential damages. Lessee does hereby agree to indemnify and save lessor harmless from any and all liability, loss, damage and expense including without limitation court costs and attorney's fees sustained by, imposed upon or assessed against lessor because of suits, claims, demands, and actions by lessee, lessee's agents, employees, invitees or licensees for personal injury and/or property damage caused by, resulting from, or in any way contributed by 1) any condition or the premises created or allowed to exist by lessee, 2) any breach, violation or non-performance of any obligation of lessee hereunder or 3) any act of lessee, lessee's agents or employees; and lessee agrees to defend all suits, claims, demands, and actions without expense to the lessor to pay all judgements rendered thereon. 4) Lessee covenants and agrees that lessor shall not be liable to lessee for any injury or death to any person or claiming through lessee, arising out of any accident or occurrence on the premises unless caused by or resulting from negligence of the lessor or any lessor's agents, servants, or employees.

_____ CANCELLATION: Should you have to cancel your reservation, we will refund any payments made ONLY in the event that we are able to rebook with a comparable event. Cancellation of any event must be in writing.

_____ DEFAULT: In the event the lessee defaults in the payment of rent hereunder or in the performance or observance of any other provision of this lease, lessor shall have the right, at its option, to terminate this lease and reenter the premises, dispose lessee by summary proceedings, or otherwise prejudice to any remedy which lessor might have for arrearage of rent or prior breach of covenant. Lessee shall pay lessor all costs and expense, including reasonable attorney's fees, incurred by lessor in exercising any of its rights or remedies hereunder.

_____ ASSIGNMENT OR SUBLEASE: Lessee may not assign this lease without prior written consent of lessor.

This is a binding contract. I have read, understand and fully agree to all the above terms and conditions. I acknowledge receipt of Lawrence Plantation Rules and Regulations. I understand and agree to all policies and disclosures contained within.

Lessor: Lawrence Plantation

By: _____

Lessee Name: _____ Signature: _____

Address: _____

Phone: _____ E-Mail: _____

Other Contact Name & Phone: _____

Date of Event: _____ Alcohol WILL/ WILL NOT be served at this function (circle one).