

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at 222 W Salem Avenue, Indianola, IA 50125 and known as Salem Connection, and Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

I. EVENT DESCRIPTION / VENUE ACCESS: The Renter shall have access to and use of the venue only during their allotted time slot, for the purpose of hosting the Renter's event. Owner shall provide to Renter an access code for the front door, and other items necessary to give Renter such access no later than one day prior to the scheduled event.

II. RENTAL COST: The full rental fee for the use of the venue described in Paragraph I above shall be \$75. The reservation will be canceled if the rental fee is not submitted within seven days of the date of this signed agreement.

III. DEPOSIT: If the Renter plans to offer alcoholic beverages to attendees of the event, a security deposit shall be paid to the Owner in the amount of \$100.00 no later than 24 hours before the event. The damages/security deposit will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates. In addition, Renter will provide owner with a copy of a General Liability Insurance Certificate that includes Salem Connection as an additional insured.

IV. REMOVAL OF BELONGINGS: Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it.

V. RETURN OF SECURITY DEPOSIT: Upon Renter's completion of his/her obligations under Paragraph IV & V above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.

VI. UNPAID BALANCE FEES: In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of 15% per year until it is paid. Renter shall also be liable to owner for any legal fees, court costs, and other expenses associated with collection.

VII. LIABILITY: Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

VIII. DISPUTES: Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.