



HISTORIC KENWOOD DEPOT
Established 1887

KENWOOD DEPOT RENTAL CONTRACT

Name (Tenant) _____ Phone # (____) ____ - _____

Email _____ Fax # (____) ____ - _____

Mail Address _____

City _____ State _____ Zip _____

Type of Activity _____

Month _____ Day _____ Year _____ Day of Week _____

Open Time ____ am / pm Close Time ____ am / pm Total Hours _____ Number of People _____

Terms, Conditions & Regulations

Effective Date

This agreement has been entered into on this _____ day of _____, 20 _____, by and between the Kenwood Community Club Inc., hereafter referred to as "Landlord" and _____, hereafter referred to as "Tenant". Tenant rents from the Landlord the Kenwood Depot, located at 314 Warm Springs Road, Kenwood, CA, for the duration of the date and time noted herein this agreement, together with personal property shown on the inventory list.

Renter Initials _____

Rental Fee

The amount of \$ _____ shall be paid in full no later than three months prior to the event. This date is noted as Month _____ Day _____, 20 _____. If this agreement is entered into upon less than 30 days prior to the event date, all payments are due in full at the time of execution of this agreement.

Renter Initials _____

KENWOOD COMMUNITY CLUB
314 WARM SPRINGS ROAD, PO BOX 275, KENWOOD, CA 95452
WWW.KENWOODDEPOT.COM (707) 833-5190



Security Deposit

A Security Deposit fee of \$500.00 is payable at the time this contract is signed. This Security Deposit shall be held by the Landlord to assure the faithful performance by the Tenant of all the terms of this agreement. In the event of the failure of Tenant to keep and perform all of the terms of this agreement, and at the option of the Landlord, the Landlord may appropriate and apply said entire amount, or so much thereof as may be necessary, to compensate Landlord for all loss or damage sustained or suffered by Landlord. In the event that all terms and conditions are met, the Security Deposit shall be refunded in a period of time not to exceed three weeks after the termination of said agreement. In the event the cleaning and/or damage repair costs exceed the Security Deposit, Tenant shall be liable for such excess, it being understood and agreed that the Landlord shall be the sole judge as to the necessity for such cleaning or repairs. The entire Security Deposit shall be appropriated if the keys are not returned after termination of this agreement. If the event cancels for any reason the Security Deposit is forfeited completely.

Renter Initials _____

Certificate of Insurance

Tenant shall provide a Certificate of Insurance for \$1,000,000.00 of Liability coverage by no later than one month prior to the event naming the Kenwood Community Club as additional insured. This date is noted as

Month _____ Day _____, 20 _____.

Renter Initials _____

Hold Harmless

The Tenant hereby agrees to save, secure, and hold harmless the Landlord, its officers and employees against claims of action, liability, judgments, costs, and expenses, including attorney fees. The Tenant certifies that he/she accepts responsibility on behalf of the participants for any damage or theft sustained by the Kenwood Depot because of The Tenant's occupancy of said premises.

Renter Initials _____

Decorations

No tape, thumbtacks, nails, staples are allowed on walls, woodwork, ceilings, tables or floor. Decorations may not be taped to windows. If any of these items are used, the Security Deposit may be retained. (Gaffers tape, drafting tape, 3MCommand Products, and plastic suction cups may be used in decorating.) All decorations must be flame proofed. No confetti shall be used inside or outside the building at any time.

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Lighted candles must be enclosed in a proper vessel to contain the flame and wax. All decorations must be removed from the premises immediately following the end of the event. Any items left on the premises after the termination of this agreement become the sole property of the Landlord. There shall be no marring or defacement of the building, inside or out, nor removal of equipment or fixtures from the building. Nothing shall be hung from the light fixtures.

Renter Initials _____

Regulations

1. All activity for the event shall terminate at the final hour stipulated in this agreement.
2. Music must terminate at 10:00 pm. Appropriate activity must be orderly, and confined to premises. Music and noise levels must be kept at a low volume that does not disturb nearby residents. Any equipment that amplifies music should be located indoors only.
3. No more than 153 persons standing shall be permitted to occupy the interior of the building at any one time. No more than 71 persons seated at tables shall be permitted in the interior of the building at any one time.
4. Before leaving said premises, Tenant must see that stoves, furnace and appliances are off, fireplace extinguished, refrigerators emptied, trash disposed of in outside trash containers, windows and doors fastened and locked, interior lights turned off, front entrance is locked and key is returned to the lockbox. Please sort recycling from trash.
5. Minors cannot be served alcohol at any time on the premises. No illicit substances shall be brought on the premises.
6. The gate to the neighbor's property must not be blocked.
7. No cooking or barbecuing is allowed on concrete areas unless adequate protection is provided. Concrete must be left clean and free of debris upon termination of this agreement.
8. The Kenwood Depot is on a septic system so do not flush anything except toilet paper in the bathrooms. Also care must be taken to avoid pouring grease or other solids down the kitchen sink.
9. Early drop off or late pick up of any equipment must be approved by the Kenwood Depot Manager and may be subject to additional rental fees.
10. The Kenwood Depot is a no-smoking facility indoors. Outside ash receptacles must be used. All smoking material must be emptied from receptacles and cleaned from the grounds at the termination of this agreement or your security deposit will be held back.

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11. No pets are permitted in the Kenwood Depot or on its grounds except for service dogs.
12. Tenant assumes all liability and responsibility for liquor served or brought on said premises and for any action(s) resulting from its consumption.

Renter Initials _____

Cancellation Policy

All cancellations must be in writing.

In the case of a cancellation, the tenant forfeits the entire \$500 Security Deposit.

Refund of Rental Fees will be made according to the following schedule:

If notice of cancellation is at least 90 days prior to the event the event, Tenant forfeits 50% of the Rental Fee.

If notice of cancellation is between 60 and 90 days from the event, Tenant forfeits 75% of the Rental Fee.

If notice of cancellation is less than 60 days from the event, Tenant forfeits 100% of the Rental Fee.

Renter Initials _____

Amenities

17 - 6' tables, 2 - 8' tables, 1 - 4' table, 100 Chairs, Full Kitchen, Prep Kitchen/Bar Alcove, 2 Refrigerators, Fireplace, Outdoor Brick Barbecue, 2 Bathrooms, 3 Gray Trash Containers, 2 Blue Recycling Containers.

Rental Rates

Peak Season – April 1 thru October 31

Monday through Thursday: \$50 per hour, minimum 1 hour.

Friday: \$150.00 per hour

Saturday: \$1850.00 full day

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Sunday: \$1500.00 full day

Off Peak Season - November 1 thru March 31

Monday through Thursday: \$50 per hour, minimum 1 hour.

Friday: \$500 full day.

Saturday: \$1200 full day.

Sunday: \$800 full day.

Set up & Clean up Guidelines

Before the event, please:

- Set up tables. Carry them. Please do not drag them across the hardwood floor.
- Use the chair trolleys to bring chairs out and return them to the storage room. Note each trolley has 25 chairs.
- Use proper material for decorations.

After the event, please:

- Remove all items brought in for the event including decorations and trash.
- Put all trash in the GRAY trash containers and recyclable material into the BLUE recycle containers.
- Replace all tables.
- Replace all chairs by stacking them in the trolleys, 25 chairs each trolley. Be sure chairs are locked.
- Sweep all areas indoors and out.
- Turn off all lighting.
- EXTINGUISH the Fireplace and Outdoor Barbeque coals.
- Clean Outdoor Barbeque Grill if used.

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Lock all doors leaving the key in the lock box.

Agreed: Tenant (renter)

Signature _____ Month _____ Day _____, 20 _____

Agreed: The Kenwood Depot Manager on behalf of the Landlord

Signature _____ Month _____ Day _____, 20 _____

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