Lone Wolf Ranch, LLC
22801 S. State Line Road
PO Box 100
Cleveland, MO 64734
816-618-ROPE (7673)

FACILITY RENTAL CONTRACT

Renter Information

Renter's Name_____

Phone_____ Fax_____ Other _____

Address _____

Email_____

Contact Person_____ Mobile Phone_____

The "Renter", agrees to rent the Lone Wolf Ranch Arena & Training Center (LWR) for $_____ per 24-hour block of time, which includes the covered arena complete with roping box, striping chute, return alley, bucking chutes, permanent holding pens, warm up area, and tie-up area; outdoor riding arena complete with roping chute and return alley; public address system, and tractor with rake. Horse stalls are also available to rent for additional fees. The space will be available to the Renter during the times stated on the face of this contract ONLY; therefore Renter should include sufficient time for set up and cleanup. Rental fees are based on a 24-hour block of time which includes the set up and clean up time, time beyond this will be charged by an hourly rate of $50.00 per hour.

Event Information

Rental Date(s) _____Name of Event_____

Time of Event: Start_____ End_____ Date_____

Time of Event: Start_____ End_____ Date_____

Expected Attendance_____

Setup Date & Time_____ Clean up Date & Time_____

How many horse stalls if any? _____ Managed By_____

**Note: Stalls with shavings rent for $25 per day. No more than one horse per stall and no tie-outs under barn are permitted.*

Additional Information_____

_____

Concession/Catering Information

Will your event require special catering (i.e. banquet)? Yes_____ No_____

Concession Menu Recommendations_____

_____

** Note: Lone Wolf Ranch reserves the right to sell concessions at any and all events. All catering needs shall be setup through Lone Wolf Ranch if permitted.*

In consideration of the payment of the rental fee and the agreement of the Renter to comply with this Contract, LWR agrees to rent the facility to the Renter for the dates and times set forth above and to make available trash cans and/or manure buckets in the space rented. By signing this Contract, Renter agrees to the following:
(Please initial each section in the underlined area, indicating your agreement to comply with all statements therein.)

Initial

_____I. Payment

A. Deposit. A deposit of 50% of Contract total shall be due at the time of the completion of this Contract. The Deposit shall be applied to the Contract total upon satisfactory inspection of the rented facility after use. Portions of the deposit will be retained to compensate for any damages or additional cleanup cost attributable to the Renter.

B. Cancellation/Refund. Once this Contract has been submitted and the dates reserved there is no refund for cancellation and deposit is forfeited.

C. Returned Checks. There will be a $30.00 fee for any returned check.

_____II. Set-up and Clean Up

A. Clean-Up. The premises must be left in as good a condition and repair as found at the beginning of the rental period. Clean-up is to be no later than the exit time stated on the face of this Contract, or you will be charged an excess fee. All trash in and around building must be placed in an appropriate dumpster or other outside trash container. If using the Kitchen area(s) it too must be cleaned (including stoves).

B. Parking. One handicap spot is designated at our facility. It is the Renters responsibility to designate more if desired.

C. Decorations. Except with the prior written consent of the Office Manager, Renter shall not (a) cause or permit the facilities to be injured, marred, or in any manner defaced or changed; (b) place any nails, hooks, tacks, screws or other fasteners into any part of the facilities; (c) place or permit to be placed signs on painted walls in any part of the facilities. No decorations such as posters, pictures or banners are to be fastened to walls, woodwork or curtains inside or out.

D. Equipment. All equipment must be removed after the event. The LWR is not responsible for any lost or stolen Renters' property or equipment rented for use by the Renter.

_____ III. Food, Beverage and Products

A. Alcohol. Alcoholic beverages may be served in the facilities so long as the Renter applies for, receives and displays the proper permits as required by the Alcoholic Beverage Commission (ABC) and assumes all responsibility. **You must have a permit to serve alcohol**.

B. Concessions. LWR reserves the right to operate, license or permit others to operate any and all concessions in LWR facilities.

C. Tobacco. No smoking is permitted indoors of LWR facilities.

_____ IV. Destruction and Damage

A. Damage. If anyone damages the facilities during the rental period, Renter shall pay for all necessary repairs. This includes any damage to the technical equipment, when operated by anyone other than those authorized by LWR.

B. Destruction. If LWR facilities are destroyed or damaged by fire or any other cause or unforeseen occurrence that shall make the fulfillment of the Agreement impossible, then this Rental Contract shall terminate, payments will be returned and Renter waives all rights to any claims against LWR.

_____ **V. Facility Use**

A. Compliance. Renter agrees that any use of LWR facilities will comply with all statutes, ordinances, rules and regulations issued by Federal, State and municipal governments, including all rules of the County Police and Fire Departments and the Alcoholic Beverage Commission.

B. Horse Stalls. If renting stall area, it is the Renters responsibility to read and acknowledge barn rules posted at LWR and to make sure all guest abide by these rules.

C. Licenses & Payments. Renter agrees to obtain or collect and to pay and deliver to the proper governmental agency or regulating authority, any and all license fees, permits, royalties and taxes required in connection with the use of the facilities.

D. Hazardous Material. Renter agrees not to bring on to the premises any material, substance, equipment or object which is likely to endanger the life of, or cause bodily injury to any person or property or which is likely to constitute a hazard.

_____ **VI. Responsibility and Indemnity**

A. Conduct. The conduct of all program participants and spectators while on LWR property shall be the responsibility of the Renter. Renter also accepts all responsibility for any injury to person(s) or property, or loss of or damage to property or theft of personal property content on LWR premises during the rental period, or resulting there from. Failure by any individual or group to follow all applicable rules and regulations will be cause for eviction. LWR retains the right to evict objectionable persons from the premises. Repeated violations may result in denial of future reservation requests.

B. Indemnity. Renter shall release, indemnify, keep and save harmless, LWR, its agents, officers, or employees from any and all responsibility or liability for any and all damages or injury of any kind or nature whatever (including death) to all persons, whether agents or employees of the Renter or persons attending the events for which the premises have been leased, and to all property damage proximately caused by, incident to, resulting from, arising out of, occurring in connections with, the use by the Renter of the premises. The provisions of this section shall include any and all losses, damages, injuries, settlements, judgments, decrees, awards, fines, penalties, claims, costs and expenses, including reasonable attorney's fees.

By signing this Rental Contract, the Renter acknowledges having read and comprehends this contract, and understands that this Rental Contract is binding on both parties and the organizations they represent.

RENTER	LONE WOLF RANCH, LLC
Signature_____	Signature_____
Print Name_____	Print Name_____
Title_____	Title_____
Organization_____	Date Signed_____
Phone_____	
Date Signed_____	

Contact Information
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ranchhand@lonewolfarena.com