

The Southern
a social venue
Rental Agreement

This contract for the rental of The Southern is made this day, _____ by and between Vince Rapisarda, hereafter referred to as the Owner, and _____, referred to as the Renter. Whereas, the Renter desires to temporarily occupy, and make use of the Owner's venue, located at 513 Main Street and known as The Southern, 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:

1. The rental fee for the use of The Southern is \$650.00. This includes tables and chairs. Tablecloths, chair covers, plates, glasses, silverware are available for an additional fee. You will have access to the venue only on the day of your rental. The venue will be ready for you the morning of your event by 8:00 am. (If the venue is NOT booked the night before your reserved date, you may obtain early access for decorating purposes ONLY after 5:00 pm for an additional \$125.00 fee.)
2. A \$325.00 deposit is due to hold the date. The date requested will not be reserved until the Owner receives this payment. The remaining payment plus any other fees are due 90 days before the date of the event. If the event is booked less than 90 days before the actual date of the event, then the entire rental fee, plus any other fees are due at booking.
3. A \$300.00 damages/security deposit is also due prior to your event. The \$300 will be deposited but will be returned to the Renter after the event minus any damages done to the venue by Renter or his/her guests, whether such persons did so with Renter's knowledge or consent.

4. If Renter fails to pay the balance due at least 90 days prior to the Renter's event, the Renter shall then forfeit the initial booking fee of \$325.00 and the event will be canceled.
5. If the Renter cancels event within 90 days of event date, all fees paid will be forfeited (except damage/security check, which will be returned)
6. No keys to the venue will be given out until all money is paid.
7. The kitchen is available for you to use but must be left clean. If not cleaned there will be a cleaning fee deducted from your deposit. All pots and pans must be cleaned and put back on shelf.
8. DJs and bands are allowed but bands must be no more than 3 members and NO large speakers are allowed. Music from Renter's own device can also be played through the venue's sound system.
9. The Renter must remove all personal property, trash, and other items that were not present in the venue when Renter took control of it.
10. The Renter must not move any objects in the venue without prior consent from the Owner.
11. Nothing may be taped to the walls, unless using Command Strips.
12. No confetti or glitter is allowed.
13. All music must end at 11:00 PM.
14. All events must end at 11:30 PM and all persons must be out of venue by midnight.
15. There is a broom and mop in the back kitchen for your use.
16. Please fold up all chairs and stack against wall.
17. Do not fold up tables, they can be left standing.
18. All lights must be turned off and all doors locked when exiting the venue.
19. Please turn both thermostats to the off position.

20. The Southern cannot supply alcohol. You are more than welcome to bring in your own. You must follow the state of Mississippi (ABC) laws concerning alcohol.

<https://www.dor.ms.gov/abc/laws-rules-regs>

21. You must follow CDC and State of Mississippi guidelines for COVID-19

<https://www.cdc.gov/coronavirus/2019-ncov/daily-life-coping/index.html>

Renter will be liable for any physical damages and legal actions because of the actions of Renter or any of Renter's guests while Renter is in control of venue and shall indemnify and hold harmless the Owner against all legal actions which may arise from Renter's use of the venue.

Renter's Signature: _____

Renter's Contact Number: _____

Renter's Email: _____

Date: _____

Event Date: _____

Number of guests: _____

First payment due: _____ Second payment due: _____

All checks should be made payable to The Southern. Please mail deposit check and Signed Contract to:

The Southern
PO Box 1204
Columbus, MS 39703