

## Rental Agreement

BE IT REMEMBERED that on this \_\_\_\_ day of \_\_\_\_\_ that this rental agreement is entered into between the Hamilton County Fair Board, hereinafter known as lessor, and \_\_\_\_\_, hereinafter referred to as lessee.

Ed Prince  
\$500

Van Diest  
\$400

1. Lessor hereby agrees to rent the lessee the following facilities:  
\_\_\_\_\_ Building, located on the Hamilton County Fairgrounds for the following dates: \_\_\_\_\_
2. For the use of the facilities, the lessee agrees to pay lessor the sum of \$\_\_\_\_\_. The lessee agrees that he/she will protect and save and keep the lessor forever harmless and indemnified against and from any penalty or damage or charges imposed for any violation of any laws or ordinances, whether occasioned by the neglect of the lessee or those holding under the lessee and that the lessee will at all times protect, indemnify and save and keep harmless the lessor against and from any and all loss, cost, damage, and expense arising out of or from any accident or other occurrence on or about said premises, causing injury to any person or property whomsoever or whatsoever; and will protect, indemnify and save and keep harmless the lessor against and from any and all claims and against and from any and all loss, cost, damage, or expense arising out of any failure of the lessee in any respect to comply with and perform all the requirements and provisions hereof. **Lessee certifies that he/she has a minimum of three hundred thousand dollars (\$300,000.00) of liability insurance coverage.**
3. The lessee agrees to indemnify and save harmless the lessor against all loss, damage, or liability growing out of his/her failure or default in the observance and compliance with any and all laws, orders, ordinances or statutes of the United States, State of Iowa, City of Webster City, or any of the departments or subdivisions thereof, regulating or prohibiting the sale or keeping for sale on said premises of any alcoholic or other intoxicating beverages.
4. The lessee shall be liable to any and all extent for any and all damages to the building(s) and surrounding areas or structures while in the possession of the lessee or for any destruction of any property at any time in said building(s) and surrounding areas or structures.
5. The lessee shall make a payment of deposit for \$\_\_\_\_\_ dollars to the lessor. The date of the said event is confirmed when the lessor receives the deposit. The deposit amount will be applied to the total sum of the rental fee. The deposit is nonrefundable.
6. The lessee shall make a payment of deposit for \$\_\_\_\_\_ dollars to the lessor for a clean up deposit. The clean up deposit will be refund to the lessee if the facilities are left the way found and the check off list is complete and satisfactory. This must be paid before obtaining the key to building.
7. The lessee shall not make any substantial or material changes, repairs, or alterations on the building or surrounding areas without the prior approval of the lessor.
8. The lessor hereby reserves the right to enter said premises at any time during the period of the rental agreement without prior notice to the lessee for the

purposes of checking and seeing if the facilities are properly being used. The lessor reserves the right to terminate this rental agreement upon oral notice to the lessee; and failure of the lessee to immediately terminate will result in the lessor taking whatever legal process is necessary to enforce the termination immediately. The lessor agrees that the building will be rented to the lessee in such condition that it will enable the lessee to use the facility for the purposed contemplated.

9. Both the lessor and lessee shall together observe the premises prior to the date of the rental agreement to determine any damages that may be existent prior to the lessee taking over the property.
10. If any of these clauses are found by any Court not to be binding it shall apply only to that clause and the remainder of this rental agreement shall still be in force and effect.

Lessor: Hamilton County Fairboard  
Michele Chalfant, Secretary

Date: \_\_\_\_\_

Hamilton County Exposition  
PO Box 563  
1200 Bluff Street  
Webster City, IA 50595

Lessee (signature): \_\_\_\_\_ Date: \_\_\_\_\_

Name (Organization)

Address

Phone # \_\_\_\_\_

Your signature verifies that you have read and received a copy of this completed agreement.

Building Rental	
Decorations	
Clean Up	
Kegs	
Pop	
Total Due	

Record of Payment(s):

Decorations are available for \$75.00  
Round Tables \$10 each  
Padded Chairs \$2 each  
Stage \$10/section  
Screen & Projector \$50