

O'HARA OPERATING COMPANY, L.L.C. RENTAL CONTRACT

5111 EAST 112TH TERRACE, KANSAS CITY MO. 64137

Telephone Number; (816) 966-1492

Month/Date/Year (mm/dd/yyyy)

Renter:

Rental Date:

Address:

Telephone# (H)

(Cell)

Type of Rental or Function:

Number of Guests Expected:

NOTE: FALSIFICATION of Rental Type or Function will violate this contract, and the rental function will cease immediately upon discovery. **Renter will forfeit all charges** associated with this contract, and the LLC Representative(s), and/or the Kansas City MO Police will close the facility

RENTAL DAY OF THE WEEK _____

Sunday rental days the hours available for rental are 2:00 pm until 11 pm

Monday through Thursday rental days the hours available for rental are 8:00 am through 11:00 pm

Friday and Saturday rental days, the 9:00am through 12:00am (midnight)

The Hall Facility has a **Maximum Capacity of 300 people**

NOTE: The following is a list of what is included for your rental

- Use of tables and chairs; includes the set up and tear down of tables and chairs
- On sight monitor provided for the hours of the rental for any questions, or issues
- Trash receptacles and bags including trash removal to dumpster
- Use of kitchen is for staging, assembly and warming of foods only!! **Cooking on the premises is not permitted.** Kitchen use includes use of the walk-in cooler, and or freezer space if available.
- Ample off - street parking, with loading and unloading zone as well as handicap parking stalls immediately close to the front entrance
- Monitored Camera Security both indoors and outdoors

STANDARD RENTAL DAILY FEE \$ 1500.00

Additional Decoration/Set Up hours _____ X **\$100.00 per hour** \$ _____

Additional Event Hours _____ X **\$200.00 (per hour or any part of an hour)**..... \$ _____

Soft Drink Fountain Rental, includes on sight ice machine, with limited amounts of ice due to its size. Its recommended the renter bring additional bags of ice for (cups provided by customer) \$ 175.00

ON SITE RESIDENT CATERING SERVICE;

The renter of this venue, has available for additional fees, the use of our Resident Catering Provider. **SMOKIN' GRINGOS BBQ & CATERING COMPANY**, has contracted with O'Hara Operating Company LLC, to operate our kitchen facility at our venue, to provide you with a variety of delicious menu choices for your event. You have a choice of either using them or providing your own catering service. Any outside catering service used must be a licensed service, with liability insurance coverage, and must be able to provide to the O'Hara Operating Company, copies of said licensing and or Insurance Certificates of Liability. **If you choose to use an outside caterer, there will be an additional fee of \$300.00**
If using Smokin' Gringos BBQ & Catering Company insert \$0.00

*Contact information for Resident Caterer is provided in additional page listing menus and pricing

MINIMUM DEPOSIT OF \$ 750.00

*The deposit consists of both refundable, and non-refundable fees. \$400.00 of the deposit is non-refundable and is kept in lieu of cancellation of this rental or event, which must be made no later than 30 days in advance of the agreed upon event date. Cancellation of the above listed rental, less than 30 days prior to the event, will constitute forfeiture of all fees collected for this rental. The \$350.00 portion of the deposit, is collected for any property damages, excessive cleaning, and or overage hours or time the hall is used in addition to the regular hours included in the rental fee. Once the LLC on site representative, has checked the venue at the end of your event, and has given the ok or clearance, O'Hara Operating Company will issue and mail a refund check, within 10 business days from the date of the event.

TOTAL RENTAL FEE..... \$ _____

LESS THE DEPOSIT\$ _____

Deposit Amount Must Be
Manually Put In As A
Negative Amount

Total Balance of \$ _____ is due on or before this date _____

Month/Date/Year (mm/dd/yyyy)

Renter Signature _____ Contract Date: _____

LLC Representative Signature _____ Contract Date: _____

***** THANK YOU FOR HAVING YOUR EVENT WITH US !! *****

RENTAL AGREEMENT OF TIMES

DECORATION/PREPERATION TIME ON RENTAL DATE

START TIME: _____ STOP Time _____

Start and Stop times will be determined as per the schedule of hours as listed on page one of this contract. Those hours are determined by the day of the week, that the event is being held. All set up and/ or decorating, should be scheduled to be done during the allotted hours.

Any additional Decoration/Preparation and/or Set UP time required will be charged at a rate of \$100 per hour as stated on page one of this contract.

All vendor deliveries must be scheduled during the allotted rental hours

Event Times

Doors Open to Guests : Start _____ Stop _____ (1 hour prior to locking of all entry doors)

All Entry Doors to be locked at: _____ (1 hour after the stop time above)

The one hour after the stop time, is for the renter and their appointed assistants, to remove all gifts, decorations, clear off all table tops, etc. Its also to allow time for all vendors, DJ's, Caterers,/Vendors to pack up and clear out their equipment. Those not involved or working in the clean-up process, shall vacate the building. Renter and all helpers, vendors and guest must be out within the agreed upon hours for the day of the rental, or additional charges will apply.

The main facility lighting will be turned on at the agreed upon stop time listed.

NOTE: RENTER IS REMINDED THAT ANY PART OF AN HOUR, THEY OR THEIR GUESTS ARE IN THE BUILDING, BEYOND THE "ALL ENTEY DOORS WILL BE LOCKED AT TIME" LISTED ABOVE, WILL RESULT IN THE AUTOMATIC FORFEITURE OF \$200.00 OF THE \$350.00 REFUNDABLE DEPOSIT

SPECIAL REMARKS/COMMENTS;

O'HARA EVENT HALL, 5111 E 112TH TERRACE, KCMO RULES & REGULATIONS

Renter may only identify the location of the event by using the address of the facility as set forth above. Renter shall not use or display registered and unregistered trademarks and service marks of the Knights of Columbus, including, without limitations, its name, logos and emblems (collectively "Marks"), in any way, including, but not limited to, in the promotion of the Renter's event or on any website and/or social media.

Failure to pay the full rental charge on or before the date specified in the contract will nullify this contract and all payments will be forfeited

Renter must be present during entire rental period and shall be responsible for the conduct of Renter's invitees, guest, licenses and agents.

No smoking is allowed within the building and no illegal weapons or drugs are allowed on the premises.

No sales of tickets to the event is allowed on the premises and sale of alcoholic beverages on the premises is strictly prohibited. Only the renter is permitted to bring alcoholic beverages onto the premises and it must be given away, not sold. Guests are not allowed to bring alcoholic beverages onto the premises (NO BYOB).

Renter will designate persons 21 years of age or older to serve alcoholic beverages and only persons 21 years of age of older will be served alcoholic beverages. Violation of any of the Alcoholic Beverages Rules will violate this contract and rental function will cease immediately. Renter will forfeit all fees associated with this contract. Facility Representative(s) and/or the Kansas City Police Department will close the facility.

Rental shall make no interior or exterior modifications to the facility or parking lot and shall comply with all applicable state, city, county and municipal laws and ordinances.

No tacks, nails, staples, screws, cellophane tape, adhesive tape, duct tape or any other unauthorized tape shall be used for the purpose of attaching decorations to the walls. No use of confetti, glitter or fadeable crepe paper is allowed. No decorations are to be hung from the ceiling unless magnets or ceiling grid hangers are used (maximum weight per hanging devise is ¼ pound). Nothing is to be hung from or attached to any light fixtures.

No chairs are to be placed against any walls and no standing against any wall with shoed foot propped against the wall.

Renter acknowledges that failure to vacate the building by the time specified will result in forfeiture of the overtime deposit.

Renter acknowledges that the O'Hara Operating Company (hereinafter referred to as the LLC) is the managing agent of the O'Hara Event Hall. Renter releases the LLC from any and all liability for and agrees to indemnify LLC against losses incurred by the LLC as a result of (a) Renter's failure to fulfill any conditions of the rental contract; (b) any damage or injury happening in or about the facility or parking lot to Renter's invitees, guests or licensees or agents, or such person's property; (c) Renter's provision for food or drink to Renter's invitees, guests or licensees or agents, or any food so provided by agents or Renter; (d) Renter's failure to comply with any requirements imposed by any government authority; and (e) any judgement, lien or other encumbrance filed against the facility as a result of the Renter's actions or failure to act.

Renter understands the LLC will not provide insurance coverage of any type covering Renter's property or Renter's guests, invitees, licensees or agents. Renter agrees that Renter will be "Self-Insured" (personally assumes all risk of loss). Renter hereby releases the LLC and the LLC members, employees or agents from any responsibility for any loss, claim, expense or damage to Renter's property, or injury to persons, including specifically Renter's invitees, guests, licensees and agents employed by the Renter.

Renter agrees that the LLC and the LLC's employees, members and agents, will have no responsibility to the Renter or any other person for any loss from any cause.

The LLC hereby disclaims any implied or express warranties, guaranties or representation of the nature, condition, safety or security of the facility or the parking lot, and the Renter hereby acknowledges the Renter has inspected the facility and parking lot and hereby acknowledges and agrees the LLC does not represent or guarantee the safety or security of the facility or the parking lot, or any portion thereof, and this Rental Contract does not create a contractual duty for the LLC to create such safety or security.

Renter acknowledges being made aware that the public areas of the facility, including the parking lot are monitored and recorded by security cameras.

Renter shall not allow any pets into the facility except documented handicap assist dogs.

All remedies under the Rental Contract by law or at equity shall be cumulative. If a suit for any breach of the Rental Contract establishes a breach by the Renter, the Renter agrees to pay to the LLC all expenses incurred in connection with such suit, including the LLC's attorney's fees, court costs and expenses of suit.

This RULES & REGULATIONS document is delivered to the Renter as part of this Rental Contract and are hereby made a part of the Rental Contract and the Rental shall comply at all times with such rules and regulations.

Renter Signature/Date

LLC Representative Signature/Date