



**CIAO CHOW SPECIAL EVENTS CENTER RENTAL AGREEMENT**

Your Logo Here, Inc. -- DBA Ciao Chow Catering

<b>Name</b>	Your Name Here	<b>Date of Event</b>	Your event date
<b>Address</b>	Your Address	<b>Event Type</b>	Your event type
	Your City, TX Your Zip	<b>Event Time</b>	3pm - 1am
<b>Phone</b>	Your phone #	<b>Rate</b>	<b>\$950</b>
<b>Email</b>	Your email	<b>Deposit</b>	<b>\$475+ \$250 cleaning deposit</b>

**# of Guests 150**

Agreement, dated **August 4, 2008** between Your Name Here and Ciao Chow Catering.

I, Your Name Here (hereafter referred to as Lessee) understand that there is a deposit of 1/2 (**\$475+\$250 cleaning deposit**) the rental total of **\$950** to reserve the Ciao Chow Catering Special Events Center (hereafter referred to as **Venue**) for the date of Your event date. If there is a written cancellation received 3 months prior to the event date, 25% of the deposit may be refunded. A refund will be considered only if the event is no longer planned for the Austin area. If lessee cancels the rented **Venue** within 30 days of the date of the function, lessee's deposit will be forfeited.

1. Final payment of **\$475** is due on or before the day of the event. Payment may be made by cash, check or money order. **Venue** rental will be for a period of 10 hours with additional hours billed hourly at a predetermined rate of **\$50**.
2. In the event of cancellation due to forced evacuation caused by hurricane or act of God, the client will be granted the opportunity to reserve the services of Ciao Chow Catering for another date within the next six months, subject to availability.
3. Any refunds on cancellations due to extenuating circumstances will be considered on an individual basis and are made at the discretion of Ciao Chow Catering.
4. Lessee agrees to use TABC certified bartender to handle and serve alcoholic beverages. Lessee agrees not to allow service to persons under 21 years of age. Ciao Chow Catering has the right to eject anyone from **Venue** that they deem dangerous to themselves or other guests. Your Logo Here, Inc./dba Ciao Chow Catering is not responsible for accidents occurring during or after event due to the over consumption of alcohol. Lessee takes all responsibility to hire and pay TABC bartender and to

ensure that any alcoholic beverages are served per Texas State Laws and agrees to be responsible for guests during event.

5. If any portion of **Venue**, or its equipment is damaged by any act, omission, default or negligence of lessee, its agents, subcontractors, employees, patrons, guests, or any other person admitted to the **Venue**, by or for the benefit of lessee, lessee shall pay to Ciao Chow Catering, upon demand, in cash or its equivalent, a sum equal to the cost of repairing the damages and restoring the **Venue**, to the condition existing at the beginning of the lessees use. Lessee shall not injure, mar, nor in any manner deface the **Venue**, its facilities, or any equipment contained therein, and shall not make nor allow to be made, any alterations to the **Venue**, or its facilities except as provided herein, without the written consent of a Ciao Chow Catering representative.

6. Ciao Chow Catering shall not be responsible for any loss or damage to personal property placed in or about the **Venue, including parking lot**, belonging to lessee, its servants, agents, subcontractors, guests, patrons, or invitees, and lessee shall hold Your Logo Here, Inc./dba Ciao Chow Catering harmless from all claims arising out of loss or damage to such property. Lessee shall remove from the **Venue**, immediately upon termination of the event all property belonging to lessee and all property brought in or about the **Venue** by lessee or persons associated with lessee in the use and occupancy of the **Venue**. If lessee fails to remove all such property, Ciao Chow Catering shall have the right to remove, store or dispose of such property at lessee's expense. Ciao Chow Catering shall not be liable for any damage or loss to said property regardless of how and where same shall occur or by whom caused. Your Logo Here, Inc./dba Ciao Chow Catering is not responsible for accidents due to excessive alcohol consumption or unruly behavior.

7. It is understood and agreed that Ciao Chow Catering hereby reserves the right to control and manage the **Venue** and to enforce all necessary and proper rules for its management and operation. The Ciao Chow Catering representative and his/her employees shall have free access at all times to all spaces occupied by lessee, for the purposes stated herein.

8. In the event of cancellation due to forced evacuation caused by hurricane or act of God, the client will be granted the opportunity to reserve the services of Ciao Chow Catering for another date within the next six months, subject to availability.

Mark Bradley

August 4, 2008

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Your Logo Here, Inc./dba Ciao  
Chow Catering

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Date

August 4, 2008

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Client

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Date

## **INDEMNIFICATION AGREEMENT**

**IN CONSIDERATION OF GOOD AND VALUABLE CONSIDERATION**, by this agreement made on **August 4, 2008**, between Your Logo Here, Inc./dba Ciao Chow Catering and Your Name Here (hereinafter referred to as "Lessee"), the parties hereby agree:

1. This agreement shall be binding upon and insure to the benefit of the parties hereto and their legal representatives, successors and assigns.
2. Any interpretation of this agreement shall be made in full accordance with the laws of the State of Texas.
3. The Lessee agrees to indemnify and hold Your Logo Here, Inc./dba Ciao Chow Catering harmless at all times against and in respect of all actions, claims, suits, settlements, proceedings, demands, assessments, judgments, losses, costs, damages, disbursements, and expenses incident to, arising from or with respect to the following transaction: **Lease of the Ciao Chow Catering Special Events Center located at 6019 N. I-35, Austin, Texas, 78723, including the parking lot.**
4. This agreement contains the complete and entire understanding of the parties. It may not be changed, altered, or modified orally. This agreement may be amended or modified only in writing and such writing must be executed by both parties hereto.

IN WITNESS WHEREOF, the parties have executed this agreement on this date:

August 4, 2008.

Mark Bradley

\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Lessee

Please sign, date and return to:

Mark Bradley  
1708 Hartford Rd.  
Austin, TX 78703

**EVENT CENTER RULES AND REGULATIONS.**  
**VIOLATION OF THESE RULES WILL RESULT IN FORFEITURE OF YOUR DEPOSIT.**

1. Unless otherwise agreed, the hall is open from 3pm to 1am for your event.
2. No smoking in the building. Smoking is permitted in the patio area.
3. You must return the hall to the state you found it. This includes the patio area as well as the bathrooms. The bathrooms must be free of toilet paper on the floor.
4. You break it, you pay for it. This includes tables, chairs, curtains, bathroom fixtures, etc.
5. Kitchen area is used with building supervision only. You are not allowed to use the kitchen refrigeration or ovens/cooktops without building consent.
6. The maximum number of people allowed in the building and patio area is 150. You will be asked to remove guests if the amount exceeds 150.
7. No alcohol consumption in the parking lot. All alcohol consumption must take place within the building and/or patio area. **POLICE WILL BE CALLED IF RULE IS VIOLATED.**
8. You are responsible for any litter in the parking lot area.
9. No minors are permitted to drink alcohol within the building, patio area or parking lot without parent supervision.
10. You must vacate the hall by 1am unless the contract states otherwise. This means you must begin cleanup no later than 12:45am. The building manager has the right to turn on the interior lights to begin your cleanup no later than 12:45am. **MUSIC MUST BE STOPPED AT 1am.** Noise levels must be in accordance with city regulations. You will be responsible for any fines incurred due to excessive noise levels.
11. No climbing on the patio walls to gain access from the parking lot.
12. We are not responsible for any vandalism, theft, or any other damage incurred in the parking lot during your event.
13. You must keep alley behind the building free of cars and trailers. This is a fire lane and must be kept free of obstructions.
14. We reserve the right to call the police if party gets uncontrollable.

IN WITNESS WHEREOF, the parties have executed this agreement on this date:  
August 4, 2008.

Mark Bradley

\_\_\_\_\_  
Lessor

\_\_\_\_\_  
Lessee