

14 PEWS
(TURN-KEY WEDDING) RENTAL AGREEMENT

This agreement is made between the undersigned _____ [referred to herein as “Lessee”] and 14 Pews, a Texas non-profit corporation [referred to as “Lessor”] on _____.

1. PREMISES LEASED:

For and in consideration of the rents, terms, covenants, and conditions herein contained, Lessor hereby leases and rents to Lessee, and Lessee hereby leases and takes from Lessor, for the specific lease term, for a social event, that portion of the certain real property located at 800 Aurora Street, situated in the City of Houston, County of Harris, State of Texas, wherein Lessee shall not permit or undertake unlawful activity.

2. TERM:

This lease shall be for a _____ hour period beginning on _____ at _____ A.M./P.M. and ending on _____ at _____ A.M./P.M.

3. RENTAL RATES: 50% of all payment is due the day you reserve your event **by credit card or check made out to 14 Pews. Lessee must **pay in full 60 days before your event.****

Lessee will receive security deposit back (\$250) within 7 business days after your event, unless, but not limited to; Lessee’s event is longer than Lessee predicted; or there is damage to the premises.

a. **PACKAGE A;** up to a 7-hour rental with our wedding planner included, imagine having your guests enjoy drinks at our bar area, while you get ready with your friends inside the main house, and then have your special wedding ceremony inside our intimate wooden church. Afterwards you and your guests can gather in our lush backyard and have a lovely buffet style dining experience created by one of our amazing caterers, we take care of everything. While you and your guests enjoy the food and drink underneath the twinkling lights, we will be busy transforming the cozy church into a wonderful dance hall for you to dance the night away to the tunes of our in-house DJ. This all inclusive, turn-key package which includes wedding planner, music, food, drink and venue for up to 70 people is \$8,000. If you want our in-house photographer then add \$900 to your total.

- b. **PACKAGE B**; up to a 5-hour rental with our wedding planner, imagine your guests enjoying a cocktail hour in our beautiful romantic back yard with a classical guitarist serenading them. We will include our 8 tall-cocktail tables reforming our romantic back yard into a plush wine garden as your guest enjoy a beverage before or after your wedding. This all inclusive, turn-key package which includes music, drink and venue for up to 84 guests is \$3,500. If you want our in-house photographer please add \$675 to your total.
- c. **PACKAGE C**; up to a 4-hour rental (which includes any decorating you might wish to do inside or outside the church), enjoy your special day in our cozy, wooden church. This all inclusive, turn-key package includes a happy hour for up to 84 guests to enjoy drinks before your wedding, this package is \$2,000. If you want our in-house photographer please add \$600 to your total.

LESSEE agrees to pay LESSOR \$ _____ (including \$250 security deposit) for Package _____

4. ALCOHOLIC BEVERAGE SERVICE:

Lessee may bring in a licensed alcoholic beverage service or may arrange with 14 Pews to provide these services.

5. CONDITION OF PREMISES:

Lessee agrees to and does hereby accept the premises leased "AS-IS," in the condition existing at the date this rental agreement was executed, and waives any and all defects therein, if any, whether known or unknown. Lessor shall not be required to make any improvements, alterations, or repairs of any kind on the property.

6. MAINTENANCE AND USE:

Lessee shall take good care of the premises and shall keep Lessor's permanent improvements, building, equipment and personal property on the premises in good condition and repair and shall not allow Lessor's property to be damaged, deteriorate, or come to waste. Lessee shall use the premises in a legal, careful, safe, and proper manner. Trash and rubbish shall not be allowed to accumulate about the premises. All property brought upon the premises by Lessee shall be at the

Lessee's sole risk and shall be removed by the Lessee, at Lessee's cost, at the expiration of this lease.

7. SURRENDER OF PREMISES:

At the expiration of this agreement, Lessee shall return and surrender possession of the premises to Lessor in good order and condition, save and except for reasonable use and wear thereof.

8. DEFAULT:

If the default be made by the Lessee in any of the terms, covenants, or conditions contained herein, then, at the option of the Lessor, this lease shall forthwith terminate.

9. INDEMNITY:

Lessee agrees to indemnify and hold harmless Lessor, his agents, spouse, heirs, employees, agents, representatives, assigns and all persons in privity with Lessor, from and against all claims, judgments, penalties, fines, damages and liability of whatsoever nature for death or injuries to persons or damage to property, arising from, related to, or resulting from Lessee's rental, occupancy, and/or use of the leased premises, and, the negligent or intentional acts or omissions of Lessee, its agents, heirs, invitees, licenses, employees, agents, representatives, and assigns; and Lessee further agrees to indemnify and hold harmless Lessor, his agents, spouse, heirs, employees, agents, representatives, assigns, and all persons in privity with Lessor, from and against all claims, judgments, penalties, fines, or damages assessed as a result of Lessee's negligence, rental, occupancy and/or use of the premises.

10. COMPLIANCE WITH LAWS AND REGULATIONS:

Lessee shall at its sole cost, comply with all laws, orders, and requirements of all governmental entities with reference to the use and occupancy of the leased premises, and shall at all times keep the premises in compliance with legal requirements, including all TABC requirements. Lessee shall, at its sole cost procure any permits and licenses required for Lessee's use of the premises. Lessee, shall, at its sole cost, use and operate the premises at all times during the term hereof, under and in strict compliance with all federal laws of the State of Texas and their agencies. Lessee shall be solely responsible for the cost of any fees associated with, and/or the cost of modifications or alterations necessary for, compliance with the foregoing matters. Lessee shall not permit or cause any hazardous materials to be brought or stored upon premises.

11. RIGHT OF ENTRY:

Lessor and its agents shall have the right to enter and may remain upon the premises at all times.

12. DISPUTES:

If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected. The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to court.

If either party brings a legal action arising out of a dispute over this agreement, the losing party will reimburse the prevailing party for all reasonable costs and attorneys' fees incurred by the prevailing party in the lawsuit.

13. SUCCESSORS AND ASSIGNS:

This rental agreement shall be binding on the respective agents, spouses, heirs, employees, representatives, and assigns of the parties.

14. ENTIRE AGREEMENT:

This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements between the parties, as well as any prior writings. Any further agreement or modification regarding this agreement shall only be binding if in writing and signed by all parties.

15. GOVERNING LAW:

This lease will be governed by and construed in accordance with the laws of the state of Texas in the appropriate courts of Harris County.

16. COUNTERPARTS:

This lease may be signed by the parties in different counterparts and the signature pages combined will create a document binding on all parties.

17. SEVERABILITY:

If any court determines that any provision of this lease is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this lease invalid or unenforceable and shall be modified, amended or limited only to the extent necessary to render it valid and enforceable.

18. MISCELLANEOUS:

Lessee acknowledges that the making, execution, and delivery of this rental agreement has not been induced by any representations, statements, warranties or agreement of the Lessor other than those herein expressed.

SIGNED this _____ day of _____, 20_____.

Lessee Sign _____ Date _____

on behalf of _____

TDL# _____

Date of birth: _____

Phone Number: _____

Address: _____

Tax ID# _____

Lessor Sign _____ Date _____

Cressandra Thibodeaux, Executive Director of 14 Pews on behalf of 14 Pews
800 Aurora Street Houston, TX 77009 EIN# 80 – 0657650
Please scan this document and email it to **info@14pews.com**