

Short term rental agreement

Date:

Parkway Properties
585 Cobb Parkway S
Suite E-2
Marietta GA 30060
770-423-0049

And:

Name:

Address:

Phone:

Birth Date:

DL.#

This agreement and stipulations concern the above referenced parties. Signing this agreement shall act a binding agreement between those parties. It is agreed that the Landlord, in consideration of the rents to be paid , and agreements and stipulations herein mentioned to be performed by the renter, does hereby rent the property as described below (hereafter called premises) to the renter named above. Said renter does hereby agree to rent and take upon the terms and conditions of this lease agreement.

For: Suite ___ /ARC SPECIAL EVENT Space

Beginning : _____

Ending: _____

All functions are to end at the time listed on the renter's contract. An additional per hour fee of \$20.00 will be charged if one goes over the above agreement (Unless another renter is scheduled for the period immediately following this scheduled rental event, then additional penalties will be added) . Rental periods are from 8 a.m. to 5 p.m. or 6 p.m. to 1 a.m., or as stated on this agreement.

Rate: _____ (to be paid with the signing of this contract;
check to be made payable to Parkway Properties.)

Anticipated number of persons attending or participating: _____

Impact Fee: _____

Damage Deposit: _____ to be paid at the signing of this contract. (Deposit is refundable within two weeks after the event, if the facility is in its original condition after the event. If damage exceeds deposit, Renter will pay as stipulated in page two.)

Other:

Purpose of Rental The facility will be renter for the following use, and no other :

ARC Special Events Room general rules/stipulations for use of space

General requirements, “ Leave it as you found it”, “If you break it , you buy it (or pay for repairing it)”:

Damage:

Walls / ceilings/ skylights/doors/floors must not be damaged by hanging objects, applying tape, or any adhesive product, nails, paint overspray etc. If floors or pedestals are damaged, Renter will touch up (Floors = Oil base –see management), or repaint pedestals (Sherwin Williams flat black latex)

Clean-up:

Sink area is to be left clean and floor is to be free of debris. Caterers/Renters are responsible for maintaining cleanliness in the event room during the event and returning the sink, counter tops, etc. to their original state There will be nothing thrown inside the building or outside. Trashcans may not be used without trash bags. There is to be absolutely no food or bulk items emptied into the sink as they clog easily. Renter and his agents are responsible for arranging the furniture/equipment for the event, as well as restoring facility to original condition, and for removing all articles brought in during the rental event.

Noise:

This center houses 25 working studios; noise level must be kept to a considerate level. If complaints are received by Landlord, renter must take whatever steps necessary to adjust sound level . No amplifiers will be used without the express approval of management.

Set up outside of rental area:

Contact Parkway Properties to determine if it is acceptable to use any area outside the leased Suite C-1 Expo facility, including halls.

Signage

Signage **MUST** be approved prior to placement. All signage will be “G” rated. Walls / ceilings/ skylights/doors/floors must not be damaged by hanging , objects, applying tape, or any adhesive product, nails etc.

Invitations, Advertising

All publicity (invitations, advertising, etc.) concerning Artisan Resource Center or using the name Artisan Resource Center must be cleared through Parkway Properties.

Smoking

Smoking and smoke related articles are not permitted within the facility. Smoking is permitted outside only. Renter responsible for clean up .

Parking

Parking is available in the front and rear lots. Space availability varies with the day of the week and time of the event. Do not block loading doors or throughways.

Alcohol Consumption

Alcohol may be served on the grounds as allowed by law, but no alcohol may be sold without the renter or renter’s service representative first obtaining the required temporary licenses from City and State as required. Individuals are requested to check their insurance policy to see if coverage extends to another site for a special event.

Indemnity

The individual or organization renting is fully responsible for any damages that occur due to renting the facility. Renter agrees to indemnify and hold harmless the Landlord against all damages to renter and to persons or property by reason of the use or occupancy of the leased premises or common areas, and all expenses incurred by Landlord because thereof, including attorneys fees and court costs, and from any liability for any theft, damage or injury associated with the event. Individuals are requested to check their insurance policy to see if coverage extends to another site for a special event. Parkway Properties assumes no responsibility for items left by the caterer, guests, or renter. Renter is required to have general liability coverage for events as well as insurance for the serving of alcoholic beverages.

Damage: This rental agreement is between Parkway Properties and the renter named above, who is responsible for all bills and damages that occur upon Artisan Resource Center. If any damage occurs to the artwork, to any area of the building or its improvements, vehicles or parking areas, by renter, his guests, agents, or assigns due to the renters use or occupancy of this facility for this term, the renter named above is 100% responsible. If the premises is damaged when returned to Landlord, Landlord may make repairs and bill renter for the cost of repair and loss of rental against the difference of the damage deposit. If repairs are not an option, renter will be responsible for payment to replace damaged/destroyed property to Landlords satisfaction. If the damage deposit is insufficient in either case, renter agrees to pay for the damages incurred within 30 days of notice, If renter fails to make payment , Landlord may seek recovery in court, and renter will pay balance due plus 10% interest per annum from the date of notice of payment due to Parkway Properties, plus court costs. If any amount due is collected by or through an attorney, Renter agrees to pay all attorneys fees and court costs. This agreement contains the entire agreement of the parties.

Renter

Landlord