

Event Contract for:

This event rental agreement is entered into on____, by and between SH Sutton, responsible on 100 Sutton Street, Brooklyn, NY 11222 (lessor), and _____(lessee).

Lessor on the dates and times set forth herein, and subject to the terms and conditions of this agreement, hereby grants to lessee a license to use SH Sutton for the event to be held on __. Access to the facility for the event will commence at ____on the date of the event and will end at _____.

YOUR RENTAL

- This contract is for rate \$5,000
- Includes 8 tables and 120 chairs
- Includes cleaning staff after the event.
- Includes one team member present at all times during the Event.

MAXIMUM OCCUPANCY

- Maximum occupancy=250

RENTAL PERIOD & EVENT HOURS

100 Sutton is available for rent based on a 14 hour event. This time period includes 6 hours for setup, 7 hours for the actual event and 1 hour for clean up. The actual event must end no later than 12AM and everything should be OUT OF OUR VENUE BY 2AM. Additional event hours can be secured at the rate of seven hundred and fifty (\$750) per hour.

SECURITY DEPOSIT A \$1,500 security deposit is required to reserve a date, in addition to the rental fees. The security deposit will be returned within 30 days after the event or when all accounts are settled, whichever is later, if there has been no infraction of the contract by renter or your agents or vendors. A cancellation will result in the forfeiture of the security deposit. If you fail to meet the bar minimum set for your event, the remaining difference will be subtracted from the security deposit. Security deposit and all other invoices must be paid by check or money order ONLY.

Lessee responsibilities:

Responsibilities: (Please initial each line)

____ Lessee will be providing Catering License and permits for food and alcohol.

____ Lessee will be providing Security.

____ No tobacco products are allowed.

____ No open flames or incense are allowed. There will be no exceptions.

_____ The Event Space assumes no liability for injury or accidents that occur during the event, whether inside or outside the building. Any injuries or accidents must be reported to the Coordinator immediately.

_____ The Lessee will assume all financial responsibility for damage to the facility incurred by the renting party. Any damage must be reported immediately to the Coordinator.

_____ Unless you require use of the stage as part of your rental, please keep yourself and all guests away from the stage, the speakers, the film screen. Lessor assumes NO liability for injury sustained in these areas, and the Lessee will be responsible for ALL damage to any part of this area of the facility.

_____ Event Space will not be responsible for any lost or stolen items.

_____ The Lessee should collect all trash and dispose of it into the trash cans.

Waiver of Liability:

Lessor shall not be liable or responsible in any way for, and lessee hereby waives all claims against lessor with respect to or arising out of any death or injury that may be suffered or sustained by lessee or any employee, invitee, guest or agent of lessee or any other person as a result of any actions or inactions of lessee, directly or indirectly, or any loss or damage or injury to or theft or loss of any property belonging to lessee or an employee, invitee, guest or agent or Renter on 100 Sutton property including but not limited to any property placed by Lessee in or about the Theatre building, property or facilities. The provisions of this paragraph shall survive the termination of this Agreement.

Indemnification:

Lessee shall indemnify, defend and save harmless Lessor, its officers, agents, and employees from and against any and all loss, cost including attorneys fees, damage, expense and liability (including statutory liability and liability under workers compensation laws) in connection with claims, judgments, damages, penalties, fines, liabilities, losses, suits, administrative proceedings, arising out of any act or neglect by lessee, its agents, employees, contractors, Lessees, invitees, representatives, in on or about the Facility. This indemnity shall survive the termination of this Agreement. Lessee hereby releases Lessor from any and all liability responsibility to Lessee or anyone claiming through or under Lessee by way of subrogation or otherwise for any loss or damage to equipment or property of lessee covered by any insurance then in force.

Insurance:

Renter shall provide a certificate of insurance including the following terms and coverage:
Commercial General Liability with limits of at least \$1,000,000 per occurrence
SH-Sutton Street LLC shall be named as an additional insured on a primary & non-contributory basis and include waiver of subrogation and contractual liability.

Theatre location at 100 Sutton Street, Brooklyn, NY 11222 must be indicated on the certificate.
Certificate Holder – SH-Sutton Street LLC, 98 Cuttermill Road Suite 390N, Great Neck, NY
11201

_____ (lessor)

_____ (lessee)