

BLISSFUL BARN LLC RENTAL AGREEMENT

DATE OF FUNCTION: _____

LESSEE NAMES: _____

COUPLE'S INFORMATION:

Bride: _____ Email: _____

Groom: _____ Email: _____

Address _____

City _____ State _____ Zip _____

Bride Tel: _____ Groom Tel: _____

TYPE OF FUNCTION: Wedding Reception: _____ Ceremony & Reception: _____ Other _____

FUNCTION RENTAL HOURS: _____ (If other than 11am to midnight)

- **\$1000 Initial First Payment** . A non-refundable initial first payment of \$1,000 is required to secure your event date. The remaining balance is due at least 1 month prior to event.
- **All deposits and payments received by Blissful Barn, LLC are non-refundable** besides the \$600 security deposit in check form.
- **\$600 security deposit** by separate check due 1 month before event and is refundable after event IF facility is clear of decorations, food, catering supplies, liquor, beverages and garbage and NO damages have been found or any missing decor items
- **Balance of the rental amount is due one month before the wedding, once paid there are no refunds**
- **The Lessee(s) must provide an Event Liability Insurance policy of \$1,000,000 naming Blissful Barn LLC as an additional insured under the policy and is to be provided to Blissful Barn within 30 days of date of event. This can be added to your Homeowners Insurance or get a quote from wedsafe.com. Lessee(s) are strongly advised to include cancellation and postponement coverage as part of their event insurance policy to protect themselves from the loss of non-refundable monies paid to their wedding vendors should the event be cancelled or postponed.**
- **The Lessee(s) cannot hold the Venue, or its staff and volunteers, liable from suit, actions, damages, and expenses in connection with personal injury, illness, death or property damage or theft resulting from the use of any facility at the Venue.**

TOTAL RENTAL FEE: _____

LESSEE SIGNATURES: _____

BLISSFUL BARN SIGNATURE: _____

DATE: _____

CHANGES:

In the event the Lessee(s) is forced to change the date of the event, every effort will be made by the Venue to transfer reservations to support the new date. The Lessee(s) agree that in the event of a date change, any expenses including but not limited to deposits and fees that are non-refundable and non-transferable are the sole responsibility of Lessee(s).

THIS RENTAL AGREEMENT ("Agreement") is made by and between Blissful Barn LLC and the undersigned ("Lessee").

Blissful Barn LLC and the Lessee, intending to be legally bound, hereby agree as follows:

1. **Rental:** Blissful Barn LLC will rent to the Lessee, on the Event Date set forth on the Rental Agreement above, the venue facilities at 4706 Watson Rd, Three Oaks, Michigan 49128 ("Facilities"). The rental of the Facilities includes use of the grounds, barn, outside patio and deck and up to 30 tables and 350 chairs and selected decor items.
2. **Rental Fee:** The rental fee for the Facilities shall be the amount set forth on the Rental Agreement. The initial down payment, which shall be \$1000 shall be paid on the date of execution of this Agreement. The remaining balance must be paid up a month before the wedding, once paid there are no refunds. All amounts paid to Blissful Barn LLC are non-refundable besides the \$600 security deposit, which will be returned after inspection of the facility after the event (no more than 30 days).
3. **Hours:** Rental of the Facility shall be for the Rental Hours agreed upon on the Agreement Form above. All vendor deliveries, decor and setup must take place within the Event Rental Hours unless other arrangements are made with Blissful Barn. The 13 hour event period includes time for: setup, vendor deliveries and setup, ceremony and a reception or event, and vendor and lessee decor/garbage cleanup. The Lessee, guests, representatives, agents and any vendors collectively, the "Lessee Parties" and individually, the "Lessee Party" must vacate the Venue by the end of the event period (12:00 am midnight). All items, rented and otherwise (that are not owned by Blissful Barn LLC) must be removed at the end of the Event Period. Unless other arrangements have been made with Blissful Barn.
4. **Rehearsal:** If required, Blissful Barn agrees to arrange complimentary rehearsal time for the Lessee's ceremony. The rehearsal time, not to exceed 1 hour, will be scheduled as close to the Event Date as reasonably possible, as mutually agreed to by the parties. Rehearsal times will be based on the availability of the Venue. If separate events are booked on both Friday and Saturday of the same week, rehearsal for Saturday will be Thursday evenings from 5-6pm and Friday's rehearsal will be from 6:30-7:30pm. Unless other arrangements have been made with Blissful Barn.
5. **Blissful Barn Staff:** Staff of Blissful Barn will be available at the venue for rehearsals, weddings, or any other events to manage the event solely for Blissful Barn's purposes. Staff may not be utilized or directed by the Lessee or any Lessee Party to work or perform tasks related to Lessee's event (ie. Equipment setup, food and drink preparation or serving or cleanup.) The Lessee's Parties, including without limitation, Lessee's event planner and Lessee's vendors, shall be solely responsible for managing, coordinating and performing all tasks related to Lessee's event and ensuring Lessee's event goes smoothly.

NB:
BLISSFUL BARN EMPLOYEES/STAFF ARE SOLELY RESPONSIBLE FOR OPENING BARN, TURNING ON AIR/HEAT, SETTING UP TABLES, CHAIRS, DECOR AND CEREMONY SITE ONE TIME AND ENSURING ALL RULES AND GUIDELINES ARE BEING FOLLOWED. IN THE EVENT OF RAIN AFTER THE CEREMONY SITE IS SETUP BLISSFUL BARN EMPLOYEES/STAFF ARE NOT RESPONSIBLE TO MOVE CHAIRS TO THE PATIO AND IS SOLELY THE RESPONSIBILITY OF THE LESSEE.

6. Damages: The Lessee shall be responsible for the cost of repairing all damage to the Venue or any other property of Blissful Barn caused by Lessee and/or Lessee's representatives and agents, including, without limitation, Lessee's Parties. A \$600 security deposit is required to be paid in case of damages to the property or additional fees assessed due to any violation or breach of this Agreement. Blissful Barn will refund your \$600 within 30 days if there are no damages _____ (initial).
7. Handicap Parking: Parking spots are by the wooden fence with a handicap ramp to the patio. There is enough parking along the wooden fence for bride's party and family for about 6 or 8 cars if parked facing the fence. **No parking is allowed in front of the barn unless for a quick unloading of equipment.** Parking is not allowed on Watson Rd per the City Ordinance, guests can park along grass off the road.
8. Release/Indemnification: Blissful Barn shall not be responsible for any damage to or loss of any articles, property, or personal injury of the Lessee or the Lessee's Parties. The Lessee acknowledges and agrees that the Lessee shall be liable for all claims for personal injury, property damage or other liabilities, including expenses or other obligations arising out of or relating to the use of the Venue and event accessories by the Lessee Parties. **Please be aware of gifts and cards left by guests and have a designated guest collect these items.** The Lessee releases from any liability and shall indemnify and hold harmless Blissful Barn LLC, including other affiliated organizations and their respective officers, directors, members, employees, agents and representatives, from any liability, claims, damages, loss or expense (including attorney's fees and court costs) relating in any way to the use of the Venue, the event accessories, the Event or any obligation hereunder; this includes, without limitation, liability related to or associated with the serving and consumption of alcohol, or otherwise caused by any Lessee Parties, or the use of the Venue by the Lessee Parties.
9. Alcohol: The supply and service of any alcohol at the Venue shall comply with all applicable provisions of the Michigan Law and all related laws, regulations and policies. For the safety of all guests, loitering and consumption of alcohol in the parking area is strictly prohibited. All alcohol must be served by State Licensed/Trained bartenders. These are separate costs and are not part of the venue cost. Notwithstanding any other provision herein, at any time Blissful Barn deems alcohol consumption too be excessive, in its sole discretion, Blissful Barn shall have the authority to close down all alcohol service and/or evict inebriated guests or invitees from the Venue and related premises. Without limiting any rights of Blissful Barn or obligations of Lessee herein, including, without limitation, the rights and obligations set forth in paragraphs 5 and 6 of this Agreement, Blissful Barn shall impose additional charge in the event of any violation of this paragraph by appropriate law enforcement agencies and Lessee shall be responsible for all costs, damages and other expenses in the event that Blissful barn exercises this right.
10. Smoking: Smoking/Vaping is only allowed by the area setup for smoking in the circular drive, the fire pit and the small deck on the side of the barn near the ceremony site. Smoking receptacles are set out. This policy is to limit the significant fire and litter risks associated with smoking. The Lessee agrees to have all Lessee Parties observe this policy. Lessee is subject to an additional cleaning fee if this policy is violated by any Lessee Party _____ (initial).
11. Tents/Decorations/Restrictions: Blissful Barn reserves the right of final approval of all tents and decorations brought to the Venue and such approval may be withheld for any reason. Notwithstanding the foregoing, the **use of rice, fake rose/flower petals, Chinese sky lanterns, fireworks, confetti, glitter, or silly string is STRICTLY PROHIBITED.** Sparklers are allowed in the driveway and must be picked up after use and removed or disposed in our dumpster. ONLY small Tea Candles may be used if completely incased in glass votives. To the extent the cost of cleaning the Venue upon conclusion of the Lessee's event exceeds the customary and normal costs incurred by Blissful Barn for an event, Lessee shall be responsible for any such excess costs. **CHILDREN ARE NOT PERMITTED TO WANDER THE GROUNDS UNSUPERVISED BY AN ADULT.** The Koi Pond is at least 8ft deep and therefore caution must be taken with small children. Nothing is permitted to be thrown into the Koi Pond at any time. Climbing on the waterfall or around the pond is strictly prohibited.
12. FIREARMS AND DRUGS ARE STRICTLY PROHIBITED AT ALL TIMES (LICENSED CARRY ALLOWED).
13. Courtesy Protocol: All Lessee Parties shall abide by and comply with all rules and regulations related to the Venue, as adopted by Blissful Barn from time to time. Blissful Barn reserves the right to request any person or group of people acting unruly and contrary to those regulations adopted from time to time by Blissful Barn to leave the Venue and related premises. Assistance from law enforcement agencies may be required if this request is not met immediately.

14. Setup/Cleaning/Catering: Any catering vendor used are responsible for their setup, breakdown and cleanup of the catered site. These are separate costs and are not part of the Venue cost. The Lessee will assume responsibility for cleaning of the premises of all decor, personal items brought in and garbage left by Lessee Parties and/or Guests. Personal property must not be left overnight unless previously arranged with Blissful Barn. Blissful Barn will assume responsibility for tables, chairs and decor owned by Blissful Barn. We are not responsible for cleaning floors/bathrooms/bodily fluids for the day of your event between your setup and reception time. We do have a broom, mop and bucket available if you choose to sweep or mop or cleanup. In the event that bodily fluid is not cleaned up by Lessee then Blissful Barn shall impose additional charges and Lessee is subject to an additional cleaning fee if this is violated _____ (initial).
15. Emergency Personnel: Lessee is responsible for securing and paying the cost of any emergency personnel required for the event, including without limitation, police, fire or ambulance. Blissful Barn has the right to require Lessee to obtain emergency personnel, in its sole discretion. Blissful Barn reserves the right to secure any such emergency personnel at any time, at Lessee's cost.
16. Model Release: Blissful Barn reserves the right to use any photos and videos taken of the Event by the Venue on the Venue's website, social media channels and in marketing materials. Venue also reserves the right to request photos from your chosen photographer with approval from your photographer for use in these channels. If at any time you wish for photos or videos to be removed, requests made in writing to the Venue will be honored.
17. Force Majeure Conditions: Lessee agrees that Blissful Barn shall not be liable for losses, damages (including attorney fees and court costs) for detention, delay, conditions or failure to perform in whole or in part resulting from causes beyond its control, including, without limitations, acts of God, fires, floods or other casualties, weather conditions, power failures, strikes, riots, embargoes, delays in transportation, activities conducted on other farm properties, inability to obtain supplies or requirements or regulations of the United States government or any other civil authority, including any legislation regarding liquor license requirements. In the event Blissful Barn is unable to provide Lessee with access to the Venue for their intended use, for any reason, the sole obligation of Blissful Barn shall be to refund Lessee that portion of the Rental Fee actually paid to Blissful Barn LLC.
18. Jurisdiction and Venue: This Agreement shall be governed and construed in accordance with the laws of the State of Michigan without regard to the principles of conflicts of laws thereof, all rights and remedies being governed by such laws. The parties hereto consent to jurisdiction and venue in the courts of the State of Michigan in Berrien County.
19. Assignment: This Agreement may not be assigned in whole or in part by the Lessee without express prior written approval by Blissful Barn, which may be withheld for any reason.
20. Entire Agreement: This Agreement constitutes the entire understanding between the parties. This Agreement may only be amended in writing signed by both parties.

I agree to ensure my bridal party, parents and guests are aware of the above _____ (initial).

I understand the terms and conditions per our agreement, the barn must be completely vacated, (including vendors and guests) and cleanup completed by time determined per this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of this _____

Day of _____ 20____

LESSEE: Print Name: _____ SIGN: _____

BLISSFUL BARN: _____

What IS included at Blissful Barn:

22 Authentic Farm Tables, 350 White Padded Folding Chairs, 10 Round 5ft Tables, 5 Rectangle 6ft Folding Tables, 10ft vintage Cake Table, miscellaneous vintage props, Central Air and Heat in Brides Room, Grooms Room, Bathrooms and Prep Kitchen, Propane Heaters, Swamp Coolers, Luggage carts, Hand Hewn Double Doors for Ceremony, 10 Wine Barrels with or without tops, Portable Bar, Fire Pit with benches and fire wood.

Venue Package (1 May to 31 October)

Friday \$5500

Saturday/Memorial Day/4th July/Labor Day \$6500

Sunday \$5000

DISCOUNTS

All Uniformed (Military, Police Officer, Firefighter)

OCTOBER : 150 GUESTS ONLY ALLOWED DUE TO INCLEMENT WEATHER

MAY TO SEPTEMBER : 200 GUESTS ALLOWED