



Palmer House Stable

an authentic rustic wedding venue
For 2025

Private Social Event Rental Agreement

Today's Date: _____

Client: _____

Address: _____

Contact Person: _____

Cell Phone Number: _____

Email Address: _____

Type of Event you are having _____

#of guests: _____

Date of Event _____ Start time: _____ Ending time: _____

TIMES:

If a Friday 4pm-9pm \$1100

Saturday \$1500

Sunday \$600

Saturday and Sundays we offer 2 times to choose from:

A. 11 am to 4 pm (5 hours) **or** **B.** 5:00 to 10 pm (5 hours)

Times includes setting up and taking down.

Event Fee \$_____

Event Fee Includes Main Level, Front Terrace, and kitchen in lower level.

Options:

1. Lower Level is recommended to be added when capacity exceeds 70 seated guests.
Add: \$300
2. Fire pit. Add \$150.
3. Additional time can be added @ \$100. An hour.
4. Hayloft Condominium sleeps 8 just upstairs: \$275 per night \$50 cleaning fee.

Ways to Pay

- Cash, Venmo, Check or credit card.
- We prefer Venmo payment method: Cell # **319 400 2908** or username **@AL-WELLS**



Look for Pandas

1. Checks should be made payable to: UPTOWN MAIN LLC
(Please note the event date on the memo section of the check)

All mailings should go to: UPTOWN MAIN LLC 200 East Main Street Solon, IA 52333

For Personal Attention, Day of Assistance & Event Design
MICHELE HAEGE 612.999.5431 michelehaege@gmail.com
Prices range from \$650-\$2500 depending on your wants.

The Clients will be afforded the opportunity to extend the hours of the event on the day of the event, provided all the terms and conditions of the Rental Agreement are met and there are no scheduling conflicts.

EFFECTIVE DATE: The effective date of this Rental Agreement is the date Palmer House Stable receives the signed contract, and a payment is received.

CANCELLATION POLICY: If you elect not to hold your event on the date in this rental agreement refunds are not available. We will work with you on selecting an alternate available date that will work for you. Once you have chosen an alternative date, we will amend the rental agreement to reflect this change of date, and your previously scheduled date will be made available for other potential guests. No fees will be charged for selecting a new date and releasing the date selected on the original rental agreement.

NON-ASSIGNMENT: The Clients will not assign, transfer, or sublet this Rental Agreement or its right, title, or interest therein without The Palmer House Stable prior written approval, which is subject to The Palmer House Stable sole discretion.

INSURANCE REQUIREMENTS:

For all events that take place I will need a **Certificate of Insurance** listing my entities as **Uptown Main LLC. and Palmer House Stable** as Additional Insured. This is normally extended from your Homeowners Policy or a Special Events Policy.

- Each event should provide a Certificate of Liability. It should include General Liability and Liquor Liability.
- I need to be listed on your Homeowners Policy or Special Events Policy (and shown on the certificate) as an Additional Insured.

Ways to Insure:

1. **Using your Homeowners Policy.** Homeowners insurance or renters' insurance typically provides some liquor liability coverage, but limits are usually either: \$100,000, \$300,000 or \$500,000 depending on your unique policy. In a lawsuit where damages could run to the millions, these limits won't suffice.
2. **General Liability and Special Events Liquor Liability.** IF you do not want to risk your personal homeowner policy
Most people prefer not to risk their personal homeowner policy to cover a large group of people drinking and leaving your event. A homeowner will not be able to track the number of

drinks served to everyone, leaving them vulnerable to intoxicated people *leaving the event* and causing bodily injury or property damage to others.

- Please contact your insurance agent.
For any questions my agent is Joanne Ulch C: 319-331-0441
- A copy of the **Certificate of Insurance** listing my entities as **Additional Insured** is due 30 days before the event.
Uptown Main LLC. and Palmer House Stable 200 East Main Street Solon, IA 52333
- Email to al@palmerhousestable.com

The Clients may choose to bring in their own food and beverage service or hire a cater company of their own choice. Please notify us in writing of all the vendors you plan to use 30 days prior to the event.

*IF you choose to cook onsite an additional \$200 is assessed for cleanup.

The Clients and all guests shall obey all policies of local, state, and federal laws, regulations, and ordinances while on The Palmer House Stable. The Clients and the Clients guests shall not create a nuisance while at The Palmer House Stable. The Clients and the Clients guests shall exercise due care in the treatment of the real and personal property of the facility and shall not maliciously or negligently damage or destroy such property. Palmer House Stable reserves the right to eject any individual violating this provision or cancel the event and eject all persons from The Palmer House Stable property. The Clients hereby waive all rights and claims for damages or compensation from The Palmer House Stable for such ejection.

The Clients agree to be responsible for all damages to The Palmer House Stable or any other part of The Palmer House Stable property caused by the Clients, his/her guest, invitees, employees, independent contractors, or other agents under the Clients control. The Palmer House Stable will not assume or accept responsibility for damage or loss of any merchandise or articles left on campus prior to, during or following the Clients function.

The Clients agree to indemnify, defend, and hold harmless The Palmer House Stable, Al Wells and the City of Solon from all demands, claims, suits, actions, or liabilities, resulting from injuries or death to any persons or loss to any property, regardless of the cause of incident, caused by or occurring because of the event or other use of The Palmer House Stable during the period covered by this agreement.

This Rental Agreement shall be interpreted in accordance with the laws of the State of Iowa and by execution of this Rental Agreement, all parties hereby submit to the exclusive jurisdiction of the Courts of this State. Should The Palmer House Stable commence suit against the Clients under the terms of this Rental Agreement because of the breach thereof, Client agrees to pay The Palmer House Stable reasonable attorneys' fees, cost, and expenses.

Prohibited:

1. No glitter, loose sparkles, fake flower petals.
2. No tape to be used on the floor or walls please notify your vendors.
3. No attaching anything to the painted drywall surfaces at all.
4. **No Smoking allowed** anywhere on Palmer House Stable Property or on the sidewalk abutting the Stable Property. **All Smoking** should be across Main Street on the corners.
5. No kegs allowed, only cans and bottles of beer permitted without permission.
6. DO NOT invite people not on your guest list onto the property.
7. If the Hay Loft is used: Children must always be always accompanied by parents.
8. **No Alcoholic beverages on the city sidewalk.**
Violators may be asked to leave, and the event may be shut down at the owner's discretion.

This Rental Agreement will be binding upon both client and Palmer House Stable signatures by mutual agreement along with receipt of the event fee.

AS ACCEPTED AND EXECUTED:

Client: Printed Name on Rental Agreement

DATE _____

Client: Signature on Rental Agreement

DATE _____

UPTOWN MAIN LLC, Al Wells
PALMER HOUSE STABLE

DATE _____

RELEASE AND HOLD HARMLESS AGREEMENT

Date of Event: _____

Client 1 _____

Client 2 _____
(Persons on the Contract)

We understand that our participation and/or involvement in **Private Event** and that it carries, with it the potential for certain risks, some of which may not be reasonably foreseeable.

We further acknowledge that these risks could cause me, or others around us, harm, including, but not limited to, bodily injury, damage to property, emotional distress, or death.

We are willing participants in a **Private Event**.

By signing this agreement, we agree to release, indemnify, and hold harmless Uptown Main (Legal entity and Owner of THE PALMER HOUSE STABLE), AI Wells, and the City of Solon as well as all their employees, agents, representatives, successors, etc. associated with The PALMER HOUSE STABLE from all losses, claims, theft, demands, liabilities, causes of action, or expenses, known or unknown, arising out of our (participation in, attendance at, etc.) (Activity, event, program, etc.).

Client 1: Signature on Rental Agreement DATE _____

Client 2: Signature on Rental Agreement DATE _____

UPTOWN MAIN LLC, AI Wells
PALMER HOUSE STABLE DATE _____

Clients Obligations
Clients Agree to during Your Event:

- Client sets up and take down tables and chairs.
- Tables need to be covered. We rent white or black round 90" tablecloths new 2025.
- Garbage cans should be emptied as they fill up.
- When emptying garbage cans please take the can with the bag inside to the dumpster, do not pull the bag out of the can inside the building! This will ensure that no liquids have leaked on the floor inside the Stable causing a slipping hazard.
- NO tape, staples or nails allowed on the Drywall areas. Nothing leaning against the drywall.
- Cardboard broken down and carried to the dumpster do not put in garbage cans.

At time of Cleanup before leaving:

- Tables folded and rolled to the east wall by the restrooms or where you got them.
- The chairs should be stacked 6 high and put on the north wall both sides of the large center window.
- Folding tables should be put back in the kitchen lower level.
- The barn door top tables one downstairs one upstairs.
- If the front terrace is used, please stack the red chairs no more than 6 to a stack by the drooping evergreen tree. All tables and chairs need to be put back.
- A renter utilizing kitchen facilities should follow typical kitchen-cleaning procedures.
- Refrigerator emptied. If the range was used, please clean the surfaces.
- We assure each group using the facility a "Butt Free" property so all cigarette butts must be picked up on the property. Please walk the property and dispose of butts properly.
- All items brought into the building including food, containers, decorations, and props. must be removed upon the completion of the event and not put in the dumpster.
- The 4 beverage troughs need to be drained and towel dried inside. Please drain the water by the street curb by simply lifting one end up to dump. Then put all tubs used in the lower level.

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an authentic rustic wedding venue

200 East Main Street Solon, IA 52333
Al Wells 319.400.2908 al@palmerhousestable.net
Amelia Worrell 512.574.5101 amelia@palmerhousestable.net

 LGBTQ+ friendly