

# KERLOO RENTAL AGREEMENT

Kerloo Cellars SoDo and I/We \_\_\_\_\_ hereby agree to the following terms for the rental of the Kerloo Cellars SoDo, 3911 1<sup>st</sup> Avenue South, Seattle 98134:

## DATES & TIMES:

1. I/We \_\_\_\_\_ will have use of Kerloo Cellars SoDo during the following date and times:

Type or Title of Event: \_\_\_\_\_

Number of guests that will be attending your event: \_\_\_\_\_

Rental Date: \_\_\_\_\_

Actual Event Start Time (**DO NOT INCLUDE SET UP TIME**): \_\_\_\_\_

Actual Event End Time (**DO NOT INCLUDE BREAK DOWN TIME**): \_\_\_\_\_

\*Set up start time: \_\_\_\_\_ \*Break down start time: \_\_\_\_\_

## FEES:

2. I/We \_\_\_\_\_ agree to pay Kerloo Cellars SoDo a total rental fee in the amount of \$1,200.00 for 4 hrs and a clean up fee in the amount of \$150.00. If not committing to Kerloo wine, we agree to pay \$1,700 for 4 hrs and a clean up fee in the amount of \$150 to use the Kerloo SoDo space only.

3. I/We \_\_\_\_\_ understand there is a \$150 overtime fee for each additional hour occupied after the agreed 4hr period.

4. I/We \_\_\_\_\_ understand there is a \$250 to \$500 fee for each hour occupied during tasting room hours of 12 to 6pm, including setting up during tasting room hours: Thursday = \$250, Friday and Saturday = \$500, Sunday = \$250. (**\*\*\*Free 1 hour set up time does not apply during tasting room hours**).

5. I/We \_\_\_\_\_ understand we will pay the total rental + wine fees 30 days before the rental date.

## WINE FEES:

6. I/We \_\_\_\_\_ agree to purchase 1+ cases of Kerloo Cellars wine for the event. Wine purchase minimum is based on the following number of people in attendance:

- 1 to 50 people = 1 case of wine (\$480.00 worth of wine)
- 50+ people = 2 cases of wine (\$960.00 worth of wine)
- NOT BUYING WINE** and only want to use the Kerloo SoDo Event Space (\$1,850 total)

## PAYMENT TIMELINE:

7. The rental fee payment schedule is as follows:

- Booking the date: \$675.00 non refundable deposit due upon booking an event date.
- 30 days before the event date booked the rest of the fees (a. through d.) will be collected: a. \$525.00 remainder of rental fee
  - b. \$500 damages/security deposit (returned upon settlement)
  - c. \$150.00 clean up fee due
  - d. Kerloo wine fees based on line 4.
  - e. \$200 gratuity fee for the Kerloo Host.
- End of event: Any additional wine and overtime hours are due at the end of the event on the day booked.

## ALCOHOL/ SPIRITS/ ANYTHING OTHER THAN WINE OR BEER:

- Will you be pouring alcohol or spirits (any alcohol other than beer or wine)?  YES  NO

8. If **NO**, I/We \_\_\_\_\_ agree to only pour wine and beer.

9. If **YES**, I/We \_\_\_\_\_ agree and understand that if we would like to pour hard liquor, or cocktails with any type of alcohol, I/we must get a Banquet Permit or hire a caterer that has a Liquor License. If you do not provide proof of either documents you will not be allowed to bring anything other than wine or beer into our facility.

**BACK CELLAR REARRANGEMENT FEES:** (*Disregard and cross out this section if not using the back area.*)

10. I/We \_\_\_\_\_ agree to pay \$ \_\_\_\_\_ extra to rearrange the back cellar area for our event. We require 30 day advanced notice for this service. The price is based on what Ryan Crane, the owner, discussed and agreed upon. (Back cellar pricing can range from \$750 to \$3,500 or more depending on how much work you will need done.)

**KERLOO PROVIDES:**

- 11. Kerloo Cellars agrees to provide its venue with tasting room seats (9 bar stools + 6 green chairs) , light, and Sonos sound system, back kitchen prep area, wine glasses, restrooms, and parking lot for the duration of this rental, exact date and times as specified in line 1.
- 12. Kerloo Cellars is responsible for staffing the Kerloo Cellars SoDo tasting room with one Kerloo Cellars associate to be on hand throughout the duration of the event, and rights to the wines being presented.

**RENTERS RESPONSIBILITIES:**

- 13. I/We \_\_\_\_\_ may place decorations, posters, and information tables in Kerloo Cellars SoDo, and place their own sandwich board with publicity information on the sidewalk in front of 3911 1<sup>st</sup> Avenue S., Seattle WA 98134 during the agreed hours of rental.
- 14. I/We \_\_\_\_\_ agrees to at all times keep all areas of Kerloo Cellars SoDo clean and the passageways clear and accessible to persons with wheelchairs. I/We \_\_\_\_\_ shall remove all personal property, trash, and other items that were not present in Kerloo Cellars SoDo when Renter took control of it, unless they receive specific permission from Kerloo Cellars SoDo to leave certain materials behind.
- 15. I/We \_\_\_\_\_ agrees to at no time exceed the NUMBER OF PERSONS occupancy limit which is designated by the fire code. I/We \_\_\_\_\_ is responsible for any fines imposed by the Fire Marshall for exceeding this limit during their production.
- 16. I/We \_\_\_\_\_ will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

**LIABILITY:**

By signing the "Kerloo Rental Agreement" form, the Renter shall indemnify and hold harmless Kerloo Cellars SoDo, their agents and employees, against any and all damages, claims, or other liability due to personal injury or death, or damages to the property of others, arising out of its use of the Kerloo Cellars SoDo space. These terms are hereby agreed to by Kerloo Cellars SoDo and I/We \_\_\_\_\_.

\_\_\_\_\_  
Kerloo Cellars Contact Signature

\_\_\_\_\_  
Renter Sign Name Here

\_\_\_\_\_  
Kerloo Cellars Contact Print Name Here

\_\_\_\_\_  
Renter's Print Name Here

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date

Kerloo Cellars SoDo  
3911 1<sup>st</sup> Avenue S., Seattle WA 98134  
Ryan Crane  
206-349-0641

Your Name: \_\_\_\_\_  
Your Address: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_



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