



HARBOR VIEW, L.L.C.
400 South Rath Avenue, Ludington, MI 49431
231-843-6032

CLUBHOUSE RENTAL AGREEMENT

This rental agreement is made and entered into this _____ day of _____, by and between **HARBOR VIEW, L.L.C.**, whose address is 400 South Rath, Ludington, Michigan 49431, and _____ of _____ (“you” or “Renter”).

1. **TERM.** You agree to rent from **HARBOR VIEW, L.L.C.**, the property described below on _____ and for the time span beginning at _____ and ending at _____. Should you be in the facility longer than the time specified, there will be an additional charge of \$50.00 per hour.
2. **PROPERTY.** The rented property is described as the _____, restroom, and kitchen area of the Clubhouse and is rented for private noncommercial use. The boat docks are private, and as such, are only available to you and your guests if you are a Slipholder at the Marina. Also, the pool and spa area, as well as the barbeque grills are provided for the use of the slip holders at **Harbor View Marina** only.
3. **RENT.** The total rent for the term hereof is the sum of \$_____, payable by check, cash, or major credit card.
 - a) Renter has deposited with **Harbor View, L.L.C.** a security deposit of \$_____, which will be refunded to you, if no damages have occurred during your use and if excessive cleaning is not required. Your deposit, due with the signed Rental Agreement, will automatically be forfeited in the event this function is cancelled with less than one (1) week notice.
 - b) Full payment of the rental amount must be made one (1) week prior to the use of the facility.
4. **SET-UP.** Harbor View must receive exact directions for set-up seven days before your event. The staff at Harbor View will set-up as directed verbally or as in a sketch. Renter may not change the room set-up without a Harbor View staff member present. Set-up will be completed a minimum of two hours before the scheduled event and you are welcome to bring in your own decorations at that time. If additional time is needed for decorating the renter will be charged accordingly. No decorations or other items may be nailed, stapled, taped, or otherwise fastened to the walls, curtains, or chandeliers. You must make prior arrangements with **Harbor View, L.L.C.** to insure the facility is available at the time you wish to decorate. Any damages will be charged to you, the Renter. Any decorations used by the Renter, must be removed immediately following the event, or a clean-up fee will be assessed.
5. **ALCOHOLIC BEVERAGES.** Renters understand that it is against the law for any persons under the age of 21 to consume alcohol and will monitor that appropriately. Renter agrees to irrevocably and unconditionally, defend, indemnify and hold harmless, **Harbor View, L.L.C.** it's employees, owners, agents and contractors, jointly and individually, from any

loss, cost, expenses (including attorney fees), liability, claims, demands, actions and causes of action arising out of, or related to any cost, expense, liability, loss, damage, illness, death or injury sustained by any participant in connection with the serving and consumption of alcoholic beverages on **Harbor View, L.L.C.** premises. Renter must provide a certificate of insurance before serving or consuming alcohol upon the premises.

6. CLEAN-UP. Clean-up will be done by the Renters or the deposit will be forfeited and, if the cost of clean-up exceeds the deposit, a clean-up fee will be assessed. Clean-up includes: Bussing all tables; Cleaning food remnants and trash from the floor; Removing trash bags from containers and placing bags in receptacles outside of the south entrance.
7. WAIVER OF LIABILITY. **Harbor View, L.L.C.** is not responsible for the loss of any personal items, merchandise, materials, or equipment left at the property, prior, during, or following the scheduled event. The Renter also agrees to irrevocably and unconditionally release **Harbor View, L.L.C.** from liability, claims, actions, and causes of action arising out of or related to any cost, expense, liability, loss, damages, illness, death or injury sustained by any participant in connection with any food, services, personnel, beverages, props, entertainment, decorations or use of the premises. This waiver applies to any loss occurring anywhere on **Harbor View** property.
8. COMPLIANCE WITH LAWS AND RULES. Renter agrees to comply with all laws, ordinances, codes, and regulations in connection with the use of the premises. Renter also agrees to comply with any rules and regulations adopted by **Harbor View, L.L.C.** in connection with the use of the premises which shall be considered part of this Agreement.
9. LINEN/SKIRTING RENTAL. White linen tablecloths are available to the Renter for a fee of \$6.50 per linen. White skirting (2 – 22' lengths) is also available to the Renter for a fee of \$6.50 per skirt. The Renter is not responsible for cleaning or laundering linens.

of Linens _____ X \$6.50 = \$_____ Total

Renter has read this agreement and agrees to the terms and conditions listed.

HARBOR VIEW, L.L.C.

By _____

Renter Signature

It's _____

Renter Name

Renter Address

Return Deposit to: (if different than Renter)

Renter Telephone/Cell Number

Name

Address

Date