



Societa Di Unione E Beneficenza Italiana

Italian Benevolent Society Inc. 1881

Commercial Rental Agreement for the Italian Picnic Grounds

**Commercial events are those events that
renters are selling tickets, spaces, products,
services, food or drinks to others for profit.**

Please read this four page document in its entirety, as you will be held to all of its terms.

The following items must be sent at the time you book your scheduled event. Mail
to: The Italian Benevolent Society, P.O. Box 2132, Jackson, CA 95642.

1. **Check or money order in the amount of 50% of the price** of the rental made payable to The Italian Benevolent Society.
2. Signed and dated Rental Agreement (this entire document with signatures and date on page 3).
3. Certified Copy of liability insurance policy for the rental property in the amount of \$1,000,000 for the rental event. **Must cover the entire time you are on the grounds, including setup and take down. If your commercial event is over multiple days, this policy must cover all days you or your representatives are on IBS property, no exceptions to this rule will be made.** Refer to *IBS Insurance Requirements* document for complete details.
4. Commercial event pricing is negotiated on an individual event basis.

Full payment of all monies is to be made no less than thirty days prior to your event. If you cancel your event less than thirty days before your event your deposit shall be forfeited.

Included in the Grounds rental are: outside tables, benches, power, lights, water, outdoor stage, beer bar and bathrooms.

Included in the Hall rental are: inside tables, chairs, power, lights, heating and cooling, kitchen and bathrooms. The Dining Hall Bar is also available.

Cleaning Deposit: The cleaning deposit for the rental property is separate and is equal to that of the rental fee. All or part of these monies may be kept upon unsatisfactory inspection of rental property. Unsatisfactory inspection includes, but is not limited to: **failure to clean all areas rented**, including bathrooms, and any damage to any I.B.S. property. Renter may thoroughly clean restrooms after their event or allow \$200.00 of their deposit to be taken for restroom cleaning. **Depending on your type of event Hall Bathrooms may or may not be available. Renter supplied Port-A Potty's may be required based upon the type of event and/or attendance expected.**

Decorating setup and clean up: This can be done the day prior to and the day following your event, providing the grounds are not rented that day, and provided your liability insurance policy has included this day in the coverage period. All Cleanup MUST be completed by noon the day after your event.

Renter Initials X_____ X_____

In Addition, the Italian Benevolent Society asks that:

1. All outside benches and tables to be stacked under the beer bar before leaving.
2. All inside chairs and tables to be stacked before leaving.
3. No inside tables or chairs will be used outside the hall, no outside picnic tables or benches are to be used inside the hall.
4. The hall and kitchen shall be swept and mopped after the event.
5. The restrooms shall be cleaned and mopped after the event.
6. Heating and cooling shall be turned off after your event.
7. All windows are to be closed and locked.
8. No electrical or duct tape may be used on the hall floor. **Absolutely nothing is to be attached in any way what-so-ever to acoustic tiles in the hall. Masking tape and scotch tape (cellophane) can be used to attach items to hall walls only. Tacks, staples and nails are not to be used in the hall.**
9. All decorations to be removed and put in trash.
10. Tenants are required to supply all **55 Gallon trash can liners**. All trash/garbage cans must be emptied into garbage dumpster behind the dining hall. The Italian Society will remove garbage from dumpster only.
11. All doors locked and gates closed and locked.
12. No vehicles on lawn areas. Use parking lots for vehicles only. Additionally, there will be NO PARKING in designated areas marked with caution cones.
13. No wood or iron stakes, pipe, tent pegs, etc. to be driven into ground in lawn areas.
14. **Keys: You and you alone are responsible for the keys. Do not give them to anyone. They must be returned by you during the walk through after your event.**
15. A 30-day notice of cancellation of the event is required or your deposit will be forfeited.
16. If an alcohol beverage control license is necessary, the I.B.S. has the first right of refusal to run the bar. There is also a mandatory \$100.00 fee, payable to I.B.S. for any ABC license required. For private events not requiring an ABC license there will be no sales of alcohol under ANY circumstances. All parties being served alcohol shall be of legal drinking age.
17. We will require a cleaning deposit check in the amount equal to the rental fee, as referenced on page 1 of this document. All Checks will be deposited by the IBS. Upon satisfactory inspection, I.B.S. will issue a check for your deposit or remainder of your deposit.
18. **NO ENTRANCE OR EXIT DOORS SHALL BE BLOCKED ON THE INSIDE OR OUTSIDE OF THE HALL DURING ANY EVENT**

The undersigned agrees to the terms set forth above

Tenant _____ Date _____ IBS AGENT _____ Date _____



Societa Di Unione E Beneficenza Italiana

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Commercial Rental Agreement

Single Event Agreement

Multiple Event Agreement

Description of the event: _____

The Italian Benevolent Society, herein also referred to as I.B.S., enters into an agreement with _____ for use of the I.B.S. facilities on the date(s) of * _____.

The renter agrees to pay \$ _____ for said use. Usage is subject to terms and conditions outlined in this agreement. **Dates and times must be confirmed with the I.B.S. via email or in writing prior to sending deposit funds to us. If this is a Multiple Event Agreement, please indicate ALL dates and day(s) of the week above*.**

The renting party has read and agrees to all matters disclosed in the rental agreement provided to the renting party, and accepts all responsibilities for any and all damages incurred.

Agent for the I.B.S.:

Signed: _____ Dated _____

Printed Name: _____

TENANT:

Signed: _____ Dated _____

Printed Name: _____

Phone Number: _____

Please mail a check or money order with this contract for \$ _____ (50% of the rental fee).

Make payable to: The Italian Benevolent Society

Mail to: Italian Benevolent Society, P.O. Box 2132, Jackson, CA 95642

Comments and conditions of Commercial Rental Agreement

____ Please indicate here if comments and notes are not applicable

X _____ Date _____ I.B.S. Agent

X _____ Date _____ Commercial Renter

Italian Benevolent Society Inc.
P.O. Box 2132 Jackson, CA 95642 209-267-0206