

# Arista Ranch LLC

55050 W. US HWY 275, Norfolk, NE 68701 | 402-992-0445

## Hospitality Suite Rental Agreement

This agreement made on \_\_\_\_\_, \_\_\_\_\_ between Arista Ranch LLC (owner) and \_\_\_\_\_ (Renter), solely for the use of the Hospitality Suite located at 55050 W. US HWY 275, Norfolk, NE. Total agreed upon amount: \$\_\_\_\_\_

**Facility Inclusions:** When hosting an event at the ranch, your use of the facility includes the patio, lawn and garden area, and hospitality suite. The hospitality suite is a beautifully appointed 3,500 sq ft facility featuring a viewing area into the arena, full kitchen, wet bar, pool, and ping pong tables, Wi-Fi, satellite TVs, 4 bedrooms, 2 bathrooms, and great room with stone fireplace. The outdoor patio features a covered timber pavilion, picnic table, and gas fire-pit.

**Food and Beverage:** the RENTER is free to bring their own food and beverage to the facility. The OWNER accepts no responsibility for the RENTER's actions or behavior as a result of any consumption of beverages or food the RENTER brings into the facility, however alcoholic beverages may not be sold without a valid liquor license. Further, underage drinking is not allowed on the premises. The OWNER accepts no responsibility for underage drinking taking place during the rental period.

**Payment is due at the time of agreement. Dates will not be held by verbal agreement without payment. Checks may be made payable to Arista Ranch, and mailed to Jana Olsen, 1303 Miles Dr., Norfolk, NE 68701 (There is not a mailbox at Arista).**

**Rental Terms:** RENTER will have use of the facility from 3:00PM on \_\_\_\_\_ to 11:00AM on \_\_\_\_\_. Arista Ranch is not responsible for any lost, damaged, or stolen items or damage to guest's vehicles. The RENTER is responsible for cleaning up upon completion of the rental period. Cleanup shall include tidying up floors, kitchen, and trash taken outside, and making sure rented supplies are removed from Arista property.

**Cancellation:** Cancellations must be received 6 months prior to scheduled event to receive full refund. Event cancellations 3-6 months out will be refunded 50%. Events cancelled within 3 months are non-refundable. Arista Ranch must be notified in writing, 1303 Miles Dr., Norfolk, NE 68701, or by email: jolsen@aristaranch.com of any cancellation requests.

**This is a non-smoking facility at all times. RENTERS must stay out of the barn, arena, paddock, or anywhere horses are located. \_\_\_\_\_ (initial)**

**Damage Liability:** RENTER agrees to return facility in the same condition as prior to the beginning of the event. In the event of damages, the RENTER is fully liable and agrees to pay replacement costs or repair. \_\_\_\_\_ (initial)

**Indemnity:** The RENTER shall indemnify, defend, and hold harmless, Arista Ranch LLC and its respective officers, employees, agents, contractors, guest, and third parties, from all liability, loss, damages, or expense, including legal fees, resulting from injury (including sickness, disease, or loss of life) to any person, or damage to property, which either directly or indirectly results from the creation, coordination, and management of the event at Arist Ranch LLC. This indemnity shall survive the termination or expiration of this Agreement. \_\_\_\_\_ (initial)

**Liability:** The RENTER assumes full responsibility for any injury, theft, loss, or damages to its guests, to the guest's property, to the OWNER or the OWNER's property, or to any third person. Arista Ranch LLC and its respective officers, members, employees, agents, contractors, guests, and third parties assume no responsibility for any injury or loss or damage resulting from the event at the facility. \_\_\_\_\_ (initial)

Arista Ranch LLC reserves the right to ask any member of your party to leave the premises based on conduct, treatment of individuals, or lack of respect for above rules/property. \_\_\_\_\_ (initial)

ALL CONTRACTS SUBJECT TO CHANGE

I have read and understand the guidelines and rental agreement. Any additions, deletions, or revisions must be made in writing and approved by both parties. This agreement constitutes the extent of Arista Ranch LLC's obligations, and I agree to abide by its terms and conditions.

\_\_\_\_\_  
Arista Ranch LLC Representative

\_\_\_\_\_  
RENTER's Signature

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

E-mail: \_\_\_\_\_

Type of event: \_\_\_\_\_

Estimated number of guests: \_\_\_\_\_

Overnight Accommodations: Yes \_\_\_\_\_ No \_\_\_\_\_ # of people staying: \_\_\_\_\_

**I agree to pay for the repair or replacement of items damaged during rental period (card on file not charged unless damages.)**

CC# \_\_\_\_\_ CCV \_\_\_\_\_

Name on card \_\_\_\_\_ Exp \_\_\_\_\_

Signature: \_\_\_\_\_