

Mutts, Manners and More, LLC
Building Rental Agreement

This rental agreement is between Mutts, Manners and More, LLC and the following party listed below:

Name: _____

Address: _____

Phone Number: _____

The renter is renting the building located at 901 N. Main, Windsor, MO 65360 for the amount of _____. The renter will have access to the building on _____ at _____ and will need to vacate the building by _____ on _____. The renter will receive a key to the building once the rental amount is paid in full.

The building is to be used for the following agreed upon event:

Mutts, Manners and More, LLC is not responsible if the building is not compatible for the desired event and no refund will be given once renter has received a key and has set up for the event.

There is absolutely NO smoking allowed in the building. If people smoke outside the building, the renter is responsible for making sure all cigarette butts are properly disposed of and not left on the ground.

A deposit of _____ will be required at least four weeks prior to the event to secure the building for the desired date. The deposit will be refunded in full if the building is left in the same or similar condition prior to being rented. All items of the renter, trash from the event, and renter's personal effects must be removed from the building/property. In the event that the owner must remove items belonging to the renter, clean the building beyond normal use, or pick up trash/items outside the building, the deposit will be retained by Mutts, Manners

and More, LLC and will NOT be returned to the renter. In the event that the renter no longer desires to use the building and gives at least 48 hours notice, the deposit will be returned in full. If 48 hours notice is not given, only half the deposit will be returned to compensate the owner for building preparation.

Mutts, Manners and More, LLC agrees to provide trash bags, bathroom supplies, and cleaning supplies in an amount that is reasonable for the event**. Tables and chairs will also be provided upon request. In the event that tables or chairs are damaged or removed, the renter agrees to pay \$75 per table and \$25 per chair as replacement costs. A lost key will result in a replacement cost of \$20. Renter agrees to not hang any items from the walls or ceilings that could cause damage/holes unless given permission from the owner. Other items removed or damaged in the building or on the property will result in a replacement cost charged to the renter by retaining the deposit or requiring additional payment.

Before vacating the building, the renter agrees to the following:

1. Remove all trash from building and place IN dumpster (located west of the building),
2. Put new trash bags in trash cans,
3. Clean/mop any liquid spills (mop bucket located in closet in kitchen),
4. Clean/sweep any solid spills (brooms located behind barn doors into smaller room),
5. Pick up any food off the floor,
6. Return thermostats to set temperatures (78 when using air, 62 when using heat),
7. Make sure all faucets are off in bathrooms and kitchen,
8. Make sure all Scentsy burners and candles are turned off or extinguished,
9. Stack chairs 8 high (please line up legs) and tables in designated spot unless told otherwise,
10. Turn off all lights except for canopy lights,
11. Check to make sure all exterior doors are locked,
12. Report any damage to the owner (660-281-3791), and
13. Return key to owner or leave in designated location.

Mutts, Manners and More, LLC is not responsible for any accident, loss, or theft of personal items of renter or attendees of event during the duration of the rental/times dates. Mutts, Manners and More, LLC is not responsible for any accident or harm of individuals in the building or on the property during the duration of the rental times/dates. The renter is responsible for keeping people and items safe and free from harm.

Please note that this is a Dog Training Facility first. There will be dog hair in the building no matter how well it gets cleaned before your event. Please advise anyone attending your event who may have allergies or concerns with this. There is equipment used in dog training that is stored in the building. It can be removed and stored outside for an additional fee of \$100. All dog training equipment that is property of Mutts, Manners and More, LLC is not included in the building rental. Some of the equipment was formally considered kids' toys. The equipment has not been cleaned and has been slobbered and possibly urinated on...be aware if you think you think you might want to pull it out to entertain children in attendance. Please bring your own entertainment!

The renter accepts all responsibility of actions of people and/or damage caused by people in the building and on the property during the rental times/dates.

By signing below, I agree to the terms of this rental agreement.

Signature: _____

Date: _____

**The kitchen is equipped with a stove/oven, microwave, Keurig, and refrigerator that is available for the renter to use. There are a limited number of serving supplies and condiments in the kitchen that can be used in the event of an emergency. Renter is advised to bring ALL necessary serving utensils, pots and pans, drink dispensers, ice, paperware, baggies, foil, storage containers, etc. that may be required for their event. Kitchen supplies are not provided as part of this rental agreement.