

**Commercial Building One Day Lease Agreement**

**2214 US Hwy 169 Mount Ayr, IA 50854**

This contract represents an agreement between Ringgold County Fair Incorporated and “Lessor” as named below. If Lessor fails to uphold any of the following terms of this agreement, Lessor privileges may be revoked. **All Lessors must give a Certificate of Liability insurance listing the Ringgold County Fair Board as additional insured with the liability of $1,000,000 per occurrence with an equal aggregate limit or greater.**

Lessor: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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

Phone: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Email: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Start and End Date of Lease: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Purpose of Lease: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Wil there be alcohol at event, if so, must provide the certificate of insurance with liquor liability on it. \_\_\_\_\_ (Yes)(No)

**One Day Lease for new addition:** $250.00

**One day lease for new addition and commercial building**: $750.00

**Deposits:**

If you choose to cancel the event within **90 days** prior to rental date, you will receive your full deposit back. If canceled less than 90 days before event, you will **NOT** get your $250 deposit back but other deposits (cleaning, will be refunded if they were paid in advance)

**Cleaning Deposit: $250 for each building** You must have everything out of the buildings and cleaned up by **12:00 PM**. (Cleaning deposit will be refunded if all housekeeping responsibilities are completed) (Cleaning deposit increases to $1,000 if there are animals are in the building) (Cleaning Deposit is due at the time the building is unlocked)

**Liability:** Lessor assumes liability for injury of any persons they invite to the space. Ringgold County Fair will **NOT** be held responsible for any injury during the course of this rental agreement.

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Ringgold County Fair Board Representative Date Lessor Date

*Building Contact: Liz Stewart 641-464-5270*

*Ringgold Co. Fair Board Member Tucker Winemiller*

**Building Rules:**

1. No wall or ceiling decorations of any kind that will damage the walls or ceilings.
2. No smoking allowed in the building.
3. No alcohol will be allowed unless proof of additional insurance coverage is provided.
4. No alcohol is to be sold in the building without a proper alcohol license, if the host wants to provide alcohol for free the host must be covered by additional insurance liability specified on insurance.

**Please note Commercial building does not have the following:**

1. No air conditioning

**Lessor Housekeeping Responsibilities: Lessor is responsible for cleaning the building which shall include:**

1. Tables and chairs put away and wiped down with cleaner or soapy water
2. Sweep floors and mop any mud/spill areas
3. Turn heat down/off
4. Turn off ALL lights
5. Remove all garbage from the building and around the building (put in large dumpster outside)
6. Lock building when finished

(Tables and Chairs to seat over 600 people are included)

**Contact for Lease Agreement questions/concerns**

Liz Stewart 641-464-5270

*Ringgold Co. Fair Board Member Tucker Winemiller*

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 **Checklist: (For Fair Secretary/Treasurer Use Only)**

* Rental Deposit Date:\_\_ \_\_\_ Check Number: \_\_\_ \_\_ (Due when you schedule the date of the event)
* Copy of Proof of Insurance \_\_\_ Liability Insurance \_\_\_ Alcohol License/Insurance

(Must be given to Liz a minimum of one week before the event)

* Cleaning Deposit Amount: \_\_\_\_\_\_ Date:\_\_\_\_\_ Check Number: \_\_\_\_

($250 Due when building is unlocked, $1,000 if animals in the building)

**Checks Payable to: Ringgold County Fair**

**Cleaning Deposits will be refunded within 15 days after the event**

[**Natural Disaster**](https://www.lawinsider.com/clause/natural-disaster?cursor=ClkSU2oVc35sYXdpbnNpZGVyY29udHJhY3RzcjULEhZDbGF1c2VTbmlwcGV0R3JvdXBfdjM4IhluYXR1cmFsLWRpc2FzdGVyIzAwMDAwMDBhDKIBAmVuGAAgAA%3D%3D). In the event of a natural disaster, this Agreement may be suspended or terminated, and funds transferred to you as determined by the Ringgold Co Fair Board.

[**Unforeseen Circumstances**](https://www.lawinsider.com/clause/unforeseen-circumstances?cursor=CmESW2oVc35sYXdpbnNpZGVyY29udHJhY3Rzcj0LEhZDbGF1c2VTbmlwcGV0R3JvdXBfdjM4IiF1bmZvcmVzZWVuLWNpcmN1bXN0YW5jZXMjMDAwMDAwMGEMogECZW4YACAA)**.** If for any reason beyond the Boards' control the property is not available on the date booked, or the property is unsuitable for event letting, all rent and charges paid in advance by the Guest(s) will be refunded in full. The Guest(s) shall have no further claim against the Ringgold Co. Fairgrounds.

**Decisions on Case by- Case Basis.** Decisions about certain event with a communicable agreement can be made with the Ringgold Co. Fair board members.