

## MEADOWS AT MEEKER RENTAL AGREEMENT

This Venue Rental Agreement ("Agreement") is made on:  
("Effective Date") by and between Creative Structures LLC, 3478 Catclaw Dr, PMB 361, Abilene, TX  
79606-8224, email address and phone number ("Venue") DBA "Meadows at Meeker" and:

Renter/Client ("Renter"): \_\_\_\_\_

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

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

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

### 1. EVENT DETAILS

Event Type:  Wedding  Other \_\_\_\_\_

Event Dates: \_\_\_\_\_

Guest Count (estimated): \_\_\_\_\_ Maximum Occupancy: 200

Access Window (Entry to Exit Date and Times, starting at setup, ending at cleanup completion):

Additional Approvals:

### 2. FEES & PAYMENTS

Rental Fee: \_\_\_\_\_

Reservation Retainer (due at signing): \_\_\_\_\_

Security/Damage Deposit (refundable per Section 9): \_\_\_\_\_

*Remaining Balance (Rental Fee plus Security/Damage Deposit minus Reservation Retainer) due no less than thirty (30) days before Event Date.*

### **3. CANCELLATION / RESCHEDULE**

All cancellations must be in writing (email is acceptable). If Renter cancels **more than** thirty (30) days before the Event Date, paid-in fees will be refunded within ten (10) business days. If Renter cancels **less than** thirty (30) before the Event Date, Venue will retain twenty-five percent (25%) of paid in fees. Reschedule: One (1) reschedule permitted if requested **at least** thirty (30) days prior to Event Date, subject to availability.

### **4. USE OF PREMISES & HOUSE RULES**

Renter may use the Premises only for the Event described above and must comply with:

(a) this Agreement, (b) Venue Rules attached as Exhibit A, and (c) all applicable laws and permits.

Renter is responsible for all guests, children, vendors, contractors, and invitees.

Prohibited (unless Venue gives written approval): illegal activity, open flames (unless approved), fireworks, firearms/weapons, smoking/vaping indoors, confetti/glitter, glass containers, damage to structures/landscaping, taping/nailing/screwing into walls, exceeding occupancy, and any behavior creating a safety hazard. Noise/Curfew: Amplified music ends at 10PM unless otherwise approved.

Parking: Vehicles must park only in designated areas. No overnight parking unless approved.

### **5. VENDORS & DELIVERIES**

Renter may use outside vendors. Renter is responsible for vendor performance and conduct.

Vendors must remove all equipment/trash by cleanup end time unless otherwise agreed.

### **6. ALCOHOL**

Beer and wine are permitted. Other alcoholic beverages require that the renter provides bartending and security service.

### **7. CLEANUP**

Renter must return the Premises in "broom clean" condition and must remove all trash from the premises. The Catering Kitchen, if used, must be returned to its original state. Failure to comply will result in Excess Cleaning Fee of \$75/hour, 2 hours minimum, plus disposal charges.

### **8. INSURANCE**

Renter must acquire liability insurance (aka event or wedding insurance), to be in effect for the duration of the event. The coverage limit must be at least \$1,000,000 per occurrence, and the carrier must have an AM Best rating of A or better. The policy must list Creative Structures LLC as an additional insured and have sufficient language to show the coverage is primary and non-contributory. The coverage must also provide a waiver of subrogation clause in favor of Creative Structures LLC.

## **9. DAMAGE / SECURITY DEPOSIT**

Venue will inspect after the Event. Venue may deduct charges from the Security/Damage Deposit for damage, missing items, excessive cleaning, or rule violations. If costs exceed the deposit, Renter agrees to pay the balance within ten (10) days of invoice. Deposit Refund Timing: within ten (10) business days after the Event, less any lawful deductions.

## **10. LIABILITY, ASSUMPTION OF RISK, INDEMNIFICATION**

Renter assumes responsibility for the Event and for any injury, loss, or damage caused by Renter's guests/vendors/invitees, except to the extent caused by Venue's gross negligence or willful misconduct. Renter agrees to indemnify and hold Venue harmless from third-party claims arising from the Event, including reasonable attorney fees and costs, to the extent allowed by law. Renter understands events involve inherent risks (slips/trips, weather, crowd behavior) and voluntarily assumes those risks for Renter and Renter's invitees.

## **11. PERSONAL PROPERTY**

Venue is not responsible for lost, stolen, or damaged personal property belonging to Renter, guests, or vendors.

## **12. FORCE MAJEURE**

Neither party is liable for failure to perform due to events beyond reasonable control (e.g., fire, flood, severe weather, government orders). If performance becomes impracticable, the parties will in good faith reschedule or settle payments.

## **13. DEFAULT / TERMINATION**

Venue may terminate this Agreement and require the Event to end immediately for unsafe conditions, illegal activity, occupancy violations, underage drinking, or material breach of Exhibit A rules. In that case, fees are not refundable, and Renter remains responsible for damages and extra costs.

## **14. GOVERNING LAW; DISPUTES**

This Agreement is governed by Oklahoma law. Venue for any lawsuit shall be in the state district court located in Lincoln County, Oklahoma (or another mutually agreed venue). Before filing suit, the parties agree to attempt good-faith resolution for at least 30 days.

**15. ENTIRE AGREEMENT; SEVERABILITY; SIGNATURES**

This Agreement, including Exhibit A and any signed addenda, is the entire agreement. If any provision is unenforceable, the remainder remains in effect.

VENUE/OWNER: \_\_\_\_\_ Date: \_\_\_\_\_

RENTER/CLIENT: \_\_\_\_\_ Date: \_\_\_\_\_