

JUNE'S GREENHOUSE

EVENT RENTAL AGREEMENT

Lavender Fields at Warrington Manor

This Event Rental Agreement ("Agreement") is entered into between Lavender Fields at Warrington Manor II, LLC ("Venue") and the undersigned renter ("Renter") for the temporary use of the greenhouse event space known as June's Greenhouse, located at Lavender Fields.

By signing this Agreement, the Renter agrees to all terms and conditions outlined below.

1. EVENT INFORMATION

Renter Name: _____

Phone: _____

Email: _____

Event Type: _____

Event Date: _____

Event Start Time: _____

Event End Time: _____

Estimated Guest Count (Maximum 40): _____

2. RENTAL RATES (STANDARD EVENTS)

Rental includes four (4) hours of event time.

April – October

Weekend (Friday – Sunday):

\$1,350 for four hours

Weekday (Monday – Thursday):

\$950 for four hours

November – March

Weekend (Friday – Sunday):

\$1,000 for four hours

Weekday (Monday – Thursday):

\$750 for four hours

Additional time may be available subject to approval and additional hourly charges of \$250/hour during the season and \$175/hour in the off season.

3. WEDDING AND MICRO-WEDDING PRICING

Due to the increased complexity, vendor coordination, and property usage associated with weddings, the following pricing applies to all weddings, elopements, and micro-weddings hosted at June's Greenhouse.

April – October Wedding Pricing

\$7,500 flat fee

November – March Wedding Pricing

\$5,550 flat fee

Wedding bookings may include expanded use of the property and additional time as outlined in the final event agreement.

4. PROFESSIONAL WEDDING PLANNER REQUIREMENT

All weddings hosted at Lavender Fields must retain the services of a professional wedding planner or day-of coordinator.

The planner must:

- Be a professional event planner or wedding coordinator
- Be present onsite for the full duration of the event
- Coordinate vendors, timeline, setup, and breakdown
- Serve as the primary point of contact during the event

The Venue reserves the right to approve or reject planners who do not meet professional standards.

Failure to provide a professional planner may result in cancellation of the event without refund.

5. AFTER-HOURS PRIVATE EVENTS

After-hours events require the renter to provide event liability insurance with a minimum coverage limit of \$1,000,000 per occurrence.

The insurance policy must name the following entities as Additional Insured:

Lavender Fields at Warrington Manor II, LLC

JKCT Properties, LLC

Peace Love and Lavender (501(c)(3))

Coverage must also extend to all affiliated entities, owners, managers, employees, volunteers, agents, and representatives.

Proof of insurance must be submitted no later than fourteen (14) days prior to the event.

6. WHAT THE RENTAL INCLUDES

Rental includes use of June's Greenhouse and the following items:

- Tables and chairs for up to 40 guests
- Temperature control within the greenhouse
- Decorative plants including olive trees, lemon trees, and lavender
- Access to the event space during the contracted rental period

7. DEPOSIT AND PAYMENT TERMS

A non-refundable deposit of twenty-five percent (25%) of the rental fee, along with a signed Agreement, is required to reserve the event date.

The remaining balance must be paid no later than fourteen (14) days prior to the event date.

Failure to remit payment by the required deadline may result in cancellation of the reservation without refund of the deposit.

8. REFUNDABLE DAMAGE DEPOSIT

A 25% refundable damage deposit is required prior to the event.

The deposit will be returned following inspection of the property after the event.

Normal wear and tear is acceptable. Any damage, excessive cleaning, or repair required will be deducted from the deposit.

If deductions occur, the renter will receive an itemized statement showing the cost of repair, cleaning, or replacement.

9. SETUP AND CLEANUP RESPONSIBILITIES

The renter is responsible for:

- Event setup
- Decorations

- Breakdown of decorations and materials
- Cleanup of the event space

All trash, decorations, and personal property must be removed at the end of the rental period.

The space must be returned in the same general condition in which it was provided.

Failure to properly clean the space may result in deductions from the damage deposit.

10. VENUE RULES

The following activities are strictly prohibited anywhere on the property:

- Smoking
- Vaping
- Pets or animals

Violation of these rules constitutes a material breach of this Agreement.

If any of these rules are violated:

The event will be terminated immediately and all guests will be required to leave the property.

No refunds will be issued in the event of termination due to rule violations.

11. CAPACITY LIMIT

Maximum occupancy for June's Greenhouse is forty (40) persons.

The renter agrees not to exceed this capacity under any circumstances.

12. DECORATIONS AND PROPERTY PROTECTION

Decorations are permitted but must not damage the property.

The following are prohibited unless specifically approved in writing:

- Nails, screws, or staples in structures
- Glitter, confetti or candles
- Permanent adhesives or materials that may damage surfaces

Any damage caused by decorations will be the financial responsibility of the renter.

13. FARM PROPERTY HAZARD ACKNOWLEDGMENT

Lavender Fields is a working farm property that may contain uneven ground, agricultural equipment, plants, wildlife, insects, and natural hazards.

By signing this Agreement, the renter acknowledges these conditions and agrees that all guests attend the property at their own risk.

The Venue is not responsible for injuries resulting from the natural conditions of the property.

14. ALCOHOL RESPONSIBILITY

If alcohol is served at the event, the renter assumes full responsibility for ensuring compliance with all applicable laws and regulations.

The Venue does not provide alcohol service and is not responsible for monitoring alcohol consumption by guests.

The renter assumes full liability for any alcohol-related incidents, damages, or injuries arising from the event.

The Venue reserves the right to require licensed bartenders or security personnel for events serving alcohol.

15. THIRD-PARTY VENDOR REQUIREMENTS

All vendors hired by the renter must operate in a safe and professional manner.

All vendors must provide proof of liability insurance.

Vendors may also be required to name the Venue and affiliated entities as Additional Insured on their policies.

The renter is responsible for ensuring vendors comply with Venue policies.

Vendors may only be selected from our preferred vendors list.

16. VENDOR DAMAGE RESPONSIBILITY

The renter assumes responsibility for any damages caused by third-party vendors hired for the event.

Any property damage caused by vendors may be deducted from the renter's damage deposit or billed directly to the renter.

17. RIGHT TO REMOVE GUESTS

The Venue reserves the right to remove any guest or vendor who is:

- Intoxicated
- Disruptive
- Engaging in unsafe or unlawful behavior
- Violating Venue policies

The Venue also reserves the right to terminate the event if behavior poses a risk to the property or safety of others, including our animals.

No refunds will be issued in such cases.

18. WEATHER AND FORCE MAJEURE

The Venue shall not be liable for failure to perform obligations under this Agreement due to circumstances beyond its control, including but not limited to:

- Severe weather
- Natural disasters
- Power outages
- Government orders
- Acts of God

In such cases, the Venue may offer to reschedule the event at its discretion.

19. INDEMNIFICATION AND DEFENSE

The renter agrees to fully indemnify, defend, and hold harmless:

Lavender Fields at Warrington Manor II, LLC

JKCT Properties, LLC

Peace Love and Lavender (501(c)(3))

and all affiliated entities, including their owners, members, managers, employees, volunteers, agents, and representatives

from and against any and all claims, damages, liabilities, injuries, losses, settlements, judgments, costs, and expenses, including reasonable attorney's fees, arising out of or related to:

- the renter's event
- the conduct of guests
- the conduct of vendors
- use of the property by the renter or their invitees.

20. AGREEMENT AND SIGNATURE

By signing below, the renter acknowledges that they have read, understood, and agree to all terms and conditions of this Agreement.

Renter Signature

Date

Venue Representative

Lavender Fields at Warrington Manor II, LLC

Date
