

NEON BOOTS RENTAL AGREEMENT

Neon Boots Dancehall & Saloon

11410 Hempstead Highway, Houston, TX 77092 • Tel: (713) 677-0828 • Fax: (713) 481-8359 • contact@neonbootsclub.com

Name of responsible party: _____ **Contact Number:** _____

Secondary Contact Name: _____ **Secondary Contact Number:** _____

The undersigned, here after referred to as the "Lessee", agrees to the following independent covenants relating to the rental of the premises described as Neon Boots Dancehall & Saloon, 11410 Hempstead Highway, Houston, Texas 77092.

1. The Lessee agrees to pay a rental price of \$ _____ for the use of the premises on _____, for _____ hours or until _____ (AM) (PM), whichever occurs first. The rental period will begin at _____ o'clock (AM) (PM). Balance of rental fee is due (1) one month prior to rental date.

2. The Lessee agrees to pay an advance deposit of \$ _____ at the time of making the reservation. This deposit may be applied against further rentals, which may be due, or damages caused by the Lessee, visitors or guests of the Lessee. Deposit is forfeited if reservation of the premises is cancelled without (30) thirty days notice.

3. *The Lessee agrees to restrict occupancy the following area(s) _____.

5. The Lessee agrees to keep the interior of the premises in good order at all times during the period of rental, included, but not limited to keeping the aisles between the tables clear and unrestricted access to the emergency exits.

6. The Lessee agrees not to cause or permit guests to cause damage or waste to the premises or fixtures. There shall be no attachment of decorations to painted walls or light fixtures. Lessee acknowledges that the care and use of the premises are under control of the Lessee, subject to the Rules set fourth herein, and that Lessee will oversee the deportment and demeanor of all guests and visitors.

7. Lessee agrees to indemnify and hold harmless the Lessor or his agents from any claim or loss by reason of the Lessee's use or misuse of the premises and from any claim or loss by reason of any accident or damage to any person or property happening on the premises as a result of the Lessee's failure to comply with the terms herein or the Rules set forth herein, or Lessee's negligence in overseeing the deportment and demeanor of Lessee's guests.

8. The Lessee shall not knowingly commit or permit his guest to commit violations of the laws or regulations of the City of Houston, Board of Health, State of Texas or Federal Laws including, but not limited to, the consumption of alcoholic beverages. The Lessee further agrees to indemnify and hold harmless the Lessor or his agents against loss, damage, or liability growing out of the failure to observe and comply with the laws regulating the sale and distribution to minors.

9. The Lessee agrees to surrender the premises to the Lessor in good condition.

10. The Lessee acknowledges having read the attached Rules, which are incorporated herein and form part of this Rental Agreement.

11. The Lessor agrees to the following covenants: _____

A. The Lessor agrees to supply ice and provide general janitorial services in cleaning up the facility/area following the rental period, except as stated herein.

B. The Lessor agrees to provide parking in the front lots of the facility. Vehicles obstructing access to emergency exits will be towed away at the owner's expense. The Lessor will provide security for purposes of traffic and Dance Hall control only. Such security are not responsible for damage, destruction, or theft of vehicles or their contents, parked on the leased premises. The Lessor or his agents shall not be considered bailers of the personal property of the Lessee or his visitors or guests including but not limited to, coats and other clothing kept on the leased premises. The Lessor shall not be liable for any such property entrusted to his agents.

In witness whereof, the undersigned, intending to be legally bound agrees to the above terms, including the Rules appended hereto.

Signature of Lessee Date

Signature of Lessor Date

RULES

1. Alcoholic beverages shall be purchased by the Lessor and dispensed at the designated Bar areas. Introduction of alcoholic or non-alcoholic beverages on the premises by visitors or guests is expressly prohibited.

2. Alcoholic beverages shall be dispensed only by Lessor's Bartenders, which bartenders shall have the right to (A) refuse to dispense alcoholic beverages to any individual deemed under the influence of alcohol by the bartender (B) refuse to dispense alcoholic beverages to any individual appearing to the bartender to be under the legal age to consume such beverages. Remember serving liquor to minors is illegal under Texas Law.

3. Neither Lessee, guests or visitors, shall introduce on to the premises any drugs or controlled substances in violation of the Laws of the State of Texas.

4. While the Lessee remains solely responsible for the activities, demeanor and deportment of guests and visitors, if in the opinion of any agent of the Lessor the activities, demeanor or deportment of any individual or individuals threatens the property of Lessor or threatens to result in a breach of the peace or a violation of any ordinance for the City of Houston or the State of Texas, Lessor or his agents shall have the right and authority to notify Police Authorities and to Terminate the Function. Lessee agreeing that any such notification and / or termination is expressly authorized hereby and that such notification and / or termination is not a breach of the Lessee's contract.

5. The premises are available to the Lessee 9:00 a.m. the day of the rental for delivery purposes only and for decorating.

6. Candles are not permitted in the Dance Hall unless provided by the Caterer's food table.

7. Table arrangements will be setup by Lessor's agents only.