

# THE SKY VIEW CENTRE RENTAL AGREEMENT

This Rental Agreement is effective on the date shown below and is made between Alpha Aviation of Texas Inc. Inv. LLC, herein called "Owner", and:

Name: \_\_\_\_\_ E-MAIL \_\_\_\_\_

Mailing address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Phone: \_\_\_\_\_

Herein called "Renter".

**Down Payment/Deposit:** \$ \_\_\_\_\_  
\$250 deposit (\$500 if serving alcohol)  
due upon booking; non-refundable  
after 60 days before rental date)

**Clean Up Renter Responsibility**  
**Clean up Crew \$200.00** . \$ \_\_\_\_\_

**Rental Fee:** \$50/ hr.  
All Day-  
Sunday thru Thursday- \$500  
Friday: \$700  
Saturday \$900  
\$ \_\_\_\_\_

*(Due 60 days prior to rental date and non-refundable. If not paid by due date, contract will automatically terminate.)*

**Table cloth** rental \$10 each. \$ \_\_\_\_\_

**Security** (if Required) \$ \_\_\_\_\_

**Total \$** \_\_\_\_\_

The receipt of which is acknowledged, owner hereby rents approximately 3 acres of land and/or the building located thereon, herein called the "Premises", which is known as Sky View Centre and has a street address of 5601 Monroe Hwy.

Beginning at 10 am (7am if not rented night before), CDT, on the \_\_\_\_\_ of \_\_\_\_\_, 201\_\_\_\_; and, ending at 1am CDT, on the \_\_\_\_\_ of \_\_\_\_\_, 201\_\_\_\_.

A clean up and property condition addendum shall be part of this contract.

*Rental Agreement Continued.....*

Renter is responsible for leaving the premises in as good of condition as when entered. The renter agrees to **complete the basic clean up/ check list before leaving before leaving the premises**. Following the rental of the premises, an inspection will be held. If there is no damage to the facility and the basic clean up has been completed, then the building deposit will be returned to the renter. If damage has occurred to the facility or the basic clean up was not completed, renter shall be responsible for the reasonable cost of repair, replacement, or clean up, owner will furnish renter with documentation of the costs. If costs exceed the building deposit, renter will be responsible for the excess. If the building deposit exceeds the damage cost, owner will promptly refund the overage. Renter shall comply with all laws, rules, and ordinance affecting the use and occupancy of the premises. If renter uses the facility for something other than it was represented, violates any laws, rules, ordinances, this contract shall, at the sole option of the owner, be terminated and no refund of rental of building or building deposit shall be due to renter.

I AM VOLUNTARILY USING THE SERVICES OF THE SKY VIEW CENTRE WITH FULL KNOWLEDGE OF THE INHERENT RISKS, HAZARDS, AND DANGERS INVOLVED AND HEREBY ASSUME AND ACCEPT ANY AND ALL RISKS OF INJURY, PARALYSIS OR DEATH. LASTLY, I, FOR MYSELF, MY HEIRS, SUCCESSORS, EXECUTORS, SUBROGATES, AND GUESTS HEREBY KNOWINGLY AND INTENTIONALLY WAIVE AND RELEASE, INDEMNIFY AND HOLD HARMLESS THE **SKY VIEW CENTRE**, THEIR OWNERS, DIRECTORS, OFFICERS, AGENTS, EMPLOYEES, AND VOLUNTEERS FROM AND AGAINST ANY AND ALL CLAIMS, ACTIONS, CAUSES OF ACTION, LIABILITIES, SUITS, EXPENSES (INCLUDING REASONABLE ATTORNEYS' FEES) WHICH ARE RELATED TO, ARISE OUT OF, OR ARE IN ANY WAY CONNECTED WITH MY PARTICIPATION IN THESE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, NEGLIGENCE OF ANY KIND OF NATURE, WHETHER FORESEEN OR UNFORESEEN, ARISING DIRECTLY OR INDIRECTLY OUT OF ANY DAMAGE, LOSS, INJURY, PARALYSIS, OR DEATH TO ME, MY GUESTS, OR MY PROPERTY AS A RESULT OF MY ENGAGING IN THESE ACTIVITIES OR THE USE OF THESE SERVICES, ANIMALS OR EQUIPMENT, WHETHER SUCH DAMAGE, LOSS, INJURY, PARALYSIS, OR DEATH RESULTS FROM NEGLIGENCE OF **THE SKY VIEW CENTRE, ALPHA AVIATION OF TEXAS INC.** OR FROM SOME OTHER CAUSE. I, FOR MYSELF, MY HEIRS, MY SUCCESSORS, EXECUTORS, AND SUBROGATES, FURTHER AGREE NOT TO SUE THE SKY VIEW CENTRE OR ALPHA AVIATION OF TEXAS INC. AS A RESULT OF ANY INJURY, PARALYSIS, DEATH, OR LOSS SUFFERED IN CONNECTION WITH MY USE AND PARTICIPATION IN THE ACTIVITIES OF **THE SKY VIEW CENTRE**. THIS AGREEMENT IS THE SOLE AND ONLY AGREEMENT BETWEEN THE PARTIES REGARDING THE RENTAL OF THE SUBJECT PREMISES. THIS AGREEMENT REPLACES ANY AND ALL PRIOR ORAL AGREEMENTS MADE BETWEEN THE PARTIES. ANY AMENDMENTS TO THIS AGREEMENT MUST BE MADE IN WRITING AND SIGNED BY EACH PARTY TO BE EFFECTIVE.



## **Do not under any circumstances;**

- **Use confetti in or outside the building**
- **Leave A/C units on over night**
- **Leave water running**

# ***Clean up***

**The building should look as it did when you got it, floors mopped, bathrooms and kitchen clean, trash taken out, tables and chairs the way they were when you got them out.**

**(Having to call in an unscheduled  
“Break down crew” is \$250)**

- Put trash in dumpster
- Put stage in a stack by the side door in the NW corner
- Clean bathrooms, clean up any accidents/ vomit etc. (inside or out)
- Sweep and mop entire building, changing water at least 3 times.
- Pick up trash in yard and parking lot.
- Turn off all air conditioners/heaters
- Do not place cigarette butts in the trash leave them in the butt cans.
- Turn off all lights
- Lock all exterior doors
- Leave the key where directed
- .

There is no reason to loose your deposit, just return the hall in the condition it was provided to you.

Thank You!

Prices for not performing cleanup duties held from deposits:

- Not cleaning the hall will result in the loss of your deposit.
- Not sweeping, mopping (or spot mopping, yes we can tell!), or changing mop water (has to be changed at least twice) \$75
- Not putting up tables and chairs \$75 Straightening the storage room \$50
- Not cleaning bathrooms/ Kitchen \$40
- Not picking excessive trash in parking Lot \$30
- Not taking out trash \$30
- Misc. clean and repairs are charged at \$45 hr.