



SPECIAL EVENT RENTAL AGREEMENT

This Rental Agreement, hereinafter called the "Agreement" is entered into on this _____ day of _____, 20____, by and between Centaur Arabian Farms, LLC, of that certain property and buildings located at 10271 FM 2813 Flint, TX, hereinafter called the "Venue" and _____, hereinafter called the "Renter".

For the consideration of the deposit paid to Centaur Arabian Farms, LLC, by the Renter, Centaur Arabian Farms, LLC, agrees to reserve _____, the _____ day of _____, 20____ (hereinafter called the "Reserved Date") for the use of the renter.

Description of Event

Deposit must be paid by the Renter upon signing of the contract, and the balance must be paid on or before the _____ day of _____, 20____ or no later than 45 days prior to the above mentioned reserved date. Failure to make such payment shall constitute a breach of this Agreement and Centaur Arabian Farms, LLC, without further notice to the Renter may cancel the renter's Reserved Date and rent the premises to another party. In those instances when the deposit is paid by a personal check, it is understood and agreed that this Agreement shall not become binding upon the Centaur Arabian Farms, LLC until such time as the check has been honored by the bank on which it is

written. It is further understood and agreed between Centaur Arabian Farms, LLC and the Renter that the deposit and all other sums of money paid to Centaur Arabian Farms, LLC are NON-REFUNDABLE if the Renter cancels this Agreement at any time for any reason whatsoever other than the Venue being partially or totally destroyed by fire, wind, hailstorm or some other type of occurrence or accident.

In such case, Centaur Arabian Farms, LLC shall notify Renter of same as soon as it is feasible to do so. After having been notified, Renter shall have the right to inspect the Venue and after having done so, Renter at Renter's sole option and discretion, may elect to either:

- (1) accept the Venue with the repairs which Centaur Arabian Farms, LLC makes prior to the Reserved Date on the same terms and rental rates as set forth in this Agreement or on such other terms and rental rates to which Centaur Arabian Farms, LLC and Renter may agree or;
- (2) Renter may elect to have all of Renter's funds returned to Renter minus an administration fee of 15% of moneys paid and Centaur Arabian Farms, LLC shall have no further obligation to Renter after having refunded to Renter the funds which Renter has deposited with Centaur Arabian Farms, LLC.

SECURITY DEPOSIT - \$500.00 - This security deposit is required 45 days prior to reserved date in case there is any damage to the Venue that is caused by the Renter and/or all other person(s), including but not limited to guests and THEIR CHILDREN, coming onto the Venue in association with and/or in conjunction with the Renter's use of the Venue whether such damage occurs on the Reserved Date or prior to such Reserved Date. For purposes of this Agreement as it relates to the Security Deposit and damage(s) to the Venue, Centaur Arabian Farms, LLC and the Renter hereby agree that all items (including, but not limited to tables, chairs, kitchen appliances, service dishes, audio/video equipment, decorations, furniture, computer and computer equipment, fax machine, televisions, tablecloths, etc. by way of example) belonging to Centaur Arabian Farms, LLC and/or leased or rented by Centaur Arabian Farms, LLC shall be considered to be a part of the Venue. The Renter hereby agrees to be responsible and personally liable to Centaur Arabian Farms, LLC to pay for any damage(s) to the Venue that might exceed the amount of the Security Deposit. The payment for any such damage(s) shall be made before the Renter vacates the Venue after the Renter's function or event has ended. If there is no damage to the Venue a refund will be made in the amount of the original security deposit to the Renter in a timely fashion not to exceed 1 full week following the end of the event or occupancy of the Venue. A \$50.00 fee shall be deducted from the security deposit for

clean up if there is excessive littering in the building or the parking lot. Security Deposit must be made in the form of a cashier's check, cash or by certified check. No personal checks.

IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT CLEANUP AND TRASH DISPOSAL ARE THE RESPONSIBILITIES OF THE PERSON OR PERSONS RENTING THE VENUE.

RENTAL - For the rental of the Venue, the Renter shall pay sum of \$_____ for the use of the Venue from _____ until _____ on the aforementioned Reserved Date with guests not to exceed _____. In the event that the Renter's guest count exceeds _____ people, then the Renter shall pay an additional \$_____ per person. **Children 6 years old and older are considered part of your total guest count.** The above amount of rental due includes those items indicated by the Renter's initials or signature in designated place on the attached Exhibit "b" which the Renter desires to rent for the contract or for services provided by Centaur Arabian Farms, LLC. All sums due to Centaur Arabian Farms, LLC whether in the form of rent or contracted services, shall be paid by the Renter no less than forty five (45) days prior to the Renter's Reserved Date. Such payment shall be in the form of cash, cashier's check or money order. To cover expenses in the event of such incidental rentals and services or damage to the Venue by the Renter on the day of the event, a credit card is requested to be on file.

ALCOHOLIC BEVERAGES - CENTAUR ARABIAN FARMS, LLC will not pickup or sell any alcoholic beverages - It is understood and agreed that Renter may serve beverages containing alcohol (including but not limited to beer, wine, champagne, liquor, etc. by way of example) hereinafter called "Alcohol", upon the following terms and conditions: (1) Under NO circumstances shall Renter sell or attempt to sell any Alcohol to anyone. (2) Renter shall not permit any person under the age of twenty-one (21) to consume alcohol regardless of whether or not the person is accompanied by a parent or guardian. (3) Renter hereby agrees to use their best efforts to insure that alcohol will not be served to anyone who is intoxicated or appears to be intoxicated. (4) Renter hereby expressly grants to Centaur Arabian Farms, LLC the right, at Centaur Arabian Farms, LLC's sole discretion and option, to instruct the uniformed officer(s) to remove any person(s) from the Venue, if in the opinion of Centaur Arabian Farms, LLC representative in charge, and/or the uniformed officer(s) the person(s) are intoxicated, unruly or could present a danger to themselves or others, and/or the Venue. (5) Renter hereby agrees to be liable and responsible for all act(s) and actions(s) of every kind and nature for each and every person in attendance at Renter's function or event.

Further, Renter hereby agrees to hold Centaur Arabian Farms, LLC harmless and to completely indemnify Centaur Arabian Farms, LLC in the event of any lawsuit(s) and/or cause of action(s) initiated and brought against Centaur Arabian Farms, LLC in the event of accident, injury, and /or death to anyone, regardless of whether or not the accident, injury and/or death occurred on the Venue or off the premises of the Venue and regardless of whether or not the consumption of Alcohol was involved or alleged to have been involved in the accident, injury and/or death.

(6) Renter hereby agrees to be responsible and liable for the enforcement of the terms and conditions upon which Alcohol may be served on the Venue and Renter further acknowledges that Centaur Arabian Farms, LLC, shall have no responsibility or liability to either enforce or assist in the enforcement of such terms and conditions.

GENERAL LIABILITY - As a part of the consideration and a condition that is a requirement of Centaur Arabian Farms, LLC prior to Centaur Arabian Farms, LLC allowing Renter to invite any person(s) onto the Venue for any reason(s) whatsoever, Renter hereby agrees to be responsible and liable for any and all act(s) and/or action(s) of each and every person and Renter agrees to defend, indemnify and hold Centaur Arabian Farms, LLC harmless against any claim(s) or cause(s) of action(s) initiated or brought against Centaur Arabian Farms, LLC because of the act(s) and/or action(s) of Renter and of each and every person coming onto the Venue as a result of Renter's use of the Venue.

CENTAUR ARABIAN FARMS, LLC NOTICE TO PERSON OR PERSONS RENTING PROPERTY ABOUT PROPERTY CONDITION - (1) There are numerous areas that have a graded incline, steps and/or stairs that could result in someone slipping and/or falling and thereby incurring the risk of varying degrees of bodily injury and/or death (2) Most of the floors on the Venue are concrete and anyone slipping and/or falling onto the concrete or any other part of the Venue could result in severe bodily injury and/or death. (3) The pool and patio area also presents risks of varying degrees of bodily injury and or death. (4) There are numerous electrical outlets throughout the Venue without childproof safety covers and extreme caution should be taken to prevent careless use of such outlets and to keep children from being allowed to have unsupervised access to such electrical outlets. (5) The swimming area is unsupervised, and as such, it is the Renter's responsibility to keep all children from having unsupervised access to this area.

THE RENTER ACCEPTS THE VENUE WITH THE ABOVE CONDITIONS AND RENTER FURTHER ACKNOWLEDGES THAT THE RENTER HAS INSPECTED THE VENUE PRIOR TO ENTERING INTO THIS RENTAL AGREEMENT AND ACCEPTS THE VENUE IN ITS CONDITION AS OF THE DATE OF THIS AGREEMENT AS TO BEING SUITABLE FOR THE SAFETY AND WELL BEING OF THE RENTER AND ANYONE COMING ONTO THE VENUE AS A RESULT OF THE RENTER'S USE OF THE VENUE. ADDITIONALLY THE RENTER HEREBY AGREES TO HOLD CENTAUR ARABIAN FARMS, LLC HARMLESS AND TO INDEMNIFY CENTAUR ARABIAN FARMS, LLC AGAINST ANY AND ALL CLAIM(S) OR CAUSE(S) OF ACTION(S) INITIATED OR BROUGHT AGAINST CENTAUR ARABIAN FARMS, LLC AS A RESULT OF THE CONDITION OF THE VENUE OR OTHERWISE RELATING TO THE RENTER'S USE AND/OR RENTAL OF THE VENUE.

USE OF THE PROPERTY - The use of the Venue shall be governed by the terms, conditions, rules and regulations set forth on the attached Worksheet which is hereby incorporated as a part of this Agreement by reference. The Worksheet contains descriptions concerning details of services offered by Centaur Arabian Farms LLC.

ENTIRE AGREEMENT - This Agreement together with the attached Worksheet contain the entire and complete understanding and agreement between Centaur Arabian Farms, LLC and the Renter and cannot be changed, except by the mutual written consent of Centaur Arabian Farms, LLC and the Renter.

CENTAUR ARABIAN FARMS, LLC

By: _____ Date: _____

Eva Sealey

10271 FM 2813

Flint, TX 75762

Phone (903) 561-6926

Mobile Phone (903) 343-9884

Fax (903) 939-0989

Renters:

Signature _____ Date: _____