

VINELAND STATION, INC RENTAL CONTRACT

Date of Event: _____ LESSEE: _____

Deposit Paid: _____ PHONE NO: _____

Balance Due: _____ Date: _____ ADDRESS: _____

MAIN ROOM _____ HISTORY GALLERY _____ BATTEN PAVILION _____

THIS AGREEMENT made and entered into on _____ by and
between Vineland Station, Inc. (hereinafter referred to as LESSOR), and

_____ (hereinafter referred to as LESSEE); and

WITNESSETH: That for and in consideration of the rents, promises and mutual
covenants hereinafter set forth, the LESSOR does hereby let and lease unto the LESSEE
the Vineland Station facilities designated below located at 701 S Madison Street,
Whiteville, North Carolina and the equipment, and services hereinafter referred to under
the terms as follows:

1. The LESSOR shall provide the use of the following areas:

(Designate Main Room, History Gallery and/or Batten Pavilion

from _____ AM/PM on _____ 20 _____ to

_____ AM/PM on _____ 20 _____.

2. The LESSOR shall provide to the LESSEE in addition to the use of the depot
cleaning services, maintenance of the building, electrical services, as well as set up
of Vineland Station, Inc. owned tables and chairs. An additional fee may be charged

to set up additional rented tables and/or chairs. The LESSOR is not responsible for items owned or rented by the LESSEE from other sources that are left on the property after scheduled event time.

3. The LESSEE shall pay the LESSOR rent in the sum of \$_____ for events within ninety (90) days from the date of this agreement as follows:

One-half of the rent shall be paid at the time of the signing of this contract and the balance shall be paid within ninety (90) days of the date of this contract. A deposit for damages in the amount of \$_____ shall be paid by the LESSEE to LESSOR at the time this contract is executed.

4. LESSOR may require LESSEE to make payment in cash or by certified check prior to the event date. The deposit includes a non-refundable portion of the rental fee as described in RENTAL RULES & GUIDELINES, and the refundable damage deposit. The damage deposit may be applied, in the LESSOR'S discretion, towards repairing, replacing, or the extra cleaning of any damage to LESSOR'S facility or property caused by LESSEE, LESSEE'S guests, or persons contracted by LESSEE. The LESSEE shall also be responsible for any such damage in excess of \$_____. The unused portion of said damage deposit shall be refunded to the LESSEE within thirty (30) days after the date of facility usage.
5. The LESSEE expressly agrees that the Vineland Depot, Inc. shall, during the term of this lease, be used exclusively for _____
_____.
6. The LESSEE shall provide to the LESSOR accurate details for set up requirements at least seven (7) business days prior to the date of the first scheduled use.
7. The LESSEE shall comply with the regulations of the LESSOR, as printed on the pre-provided RENTAL RULES & GUIDELINES statements which are incorporated into

this agreement as fully as if set forth herein. The LESSEE acknowledges receipt of the RENTAL RULES & GUIDELINES. In the event that the LESSEE shall violate any of the regulations herein, this lease shall terminate and the LESSEE, LESSEE'S guests and LESSEE'S contracted personnel shall vacate the facility immediately upon notice by the LESSOR.

8. The LESSEE shall accept financial responsibility for any damages to the facility or its equipment caused by the LESSEE'S employees, assistants, audience, guests, or contracted personnel.
9. The LESSEE shall indemnify and hold harmless the LESSOR for any claims or injury to persons or property arising out of and in connection with the use of the depot property by the LESSEE. This indemnification shall include reimbursements to the LESSOR for all reasonable costs arising out of said claims or claims.
10. The LESSEE shall obtain at LESSEE'S expense, security services of qualified persons, to be approved by LESSOR, during the hours of the event for qualified events (see RENTAL RULES & GUIDELINES for guidelines). (The LESSOR recommends that security be provided by off-duty members of the Whiteville Police Dept.)
11. The LESSOR shall have the authority to shut down or terminate the event if the security officers do not report to the event at the designated time. The LESSEE will be instructed to leave the premises immediately and shall not receive any refunds.
12. The LESSEE has read the RENTAL RULES & GUIDELINES referred to herein, and agrees to abide by all terms.
13. This Agreement can be altered and amended only by further written agreement duly executed by the parties. Any failure by either party to specifically perform or enforce performance exactly according to the letter of this Agreement shall not constitute an

alteration of the same by way of enlargement, reduction, estoppel or otherwise, unless confirmed in writing by the parties, and duly executed by both parties, except as may be otherwise provided above. It is understood that the parties may, by mutual agreement, make temporary modifications from time to time as conditions require, but this Agreement shall nonetheless be binding upon the parties as written, except in the event of a material breach.

14. This Agreement contains the entire understanding of the parties, and there are no representations, warranties, covenants, or undertakings other than those expressly set forth herein.

15. This Agreement shall be construed and governed in accordance with the laws of the State of North Carolina.

16. Except as otherwise stated herein, all provisions of this Agreement shall be binding upon the respective heirs, next of kin, executors and administrators of the parties.

In testimony whereof, the parties hereto have caused this contract to be executed. The LESSEE acknowledges that he or she has read, understands and will abide by all rules and regulations pertaining to the rental of Vineland Station, Inc.(check below if appropriate):

<input type="checkbox"/> RENTAL RULES & GUIDELINES	<input type="checkbox"/> CATERER'S RESPONSIBILITIES
<input type="checkbox"/> STAFF RESPONSIBILITIES	<input type="checkbox"/> SECURITY OFFICER RESPONSIBILITIES
<input type="checkbox"/> RENTAL CHECKLIST	

VINELAND STATION (LESSOR)

BY: _____(seal)

LESSEE

BY: _____
_____(seal)