

LTS Brewing Company  
2001 32<sup>nd</sup> Ave NW, Rochester, MN 55901  
507-226-8280

## **Party Tent Rental Request and Agreement**

LTS Brewing Company, a production brewery in Rochester, Minnesota, has a party tent available for rental to private groups.

### **Overview**

The LTS Brewing Company party tent is a non-smoking environment available for rental during open business hours. Only the party tent will be private during your rental, the Tap Room and Patio will be serving other craft beer and soda connoisseurs. It is important to us that you have a fantastic and successful event, please let us know of any inquiries you may have.

### **Rental Fees**

The base rental fee is \$40 per hour. Set up and clean up time of 30 minutes before and after are allowed outside the rental period. Minimum rental is one (1) hour.

The rental must be paid in full and is due at the time the application is approved and signed. If more time is needed at the end of an event, the rental may be extended by contacting the LTS Taproom manager. Any persons remaining in the tent beyond the clean up time will result in an additional charge of \$100 per hour, billed to the Renter on file.

All events must be over and cleaned up completed by 30 minutes after the rental period. All persons must be out of the tent at this time. In the event the Renter should need the tent past LTS close of business, prior approval is required, and an additional fee will be applied. If prior approval has not been granted and anyone remains in the tent after LTS business close for any reason, an additional fee of \$500 per hour will be applied.

Any additional costs that arise will be due within five (5) days of the rental event.

### **Guests:**

Seating for 40 comfortably inside the party tent. Maximum occupancy of the tent is 53.

Number expected to attend: \_\_\_\_\_

### **Food:**

LTS does not provide catering. You may have your event catered, order-in, or bring in food on your own.

**\*No cooking in the tent, only warming elements like a crock pot or catering pans.\*** If you need assistance with food, we can provide suggestions of local restaurants or assist with food truck and catering contacts. All food setup, service and cleanup are the renter's responsibility. Please note that LTS Brewing does not provide dishes, glassware, pots, pans, knives or utensils beyond the normal LTS beverage service.

### **Beer and Soda are available for purchase:**

\*NO outside alcoholic beverages are allowed – any abuse of this policy will end an event immediately with no refund.\* Our license only covers service of our beer. No wine, cider or other alcohol is allowed on premise.

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**LTS Server:**

LTS Brewing will have regular staff on site to serve your guests **in the taproom**.

We do not take orders in the tent, all orders & transactions must be made inside the taproom.

**Please check one of the following:**

**Open Bar:**

You can have an open tab in the taproom for your guests and settle up at the end of your event.

**Cash Bar:**

We can service your guests individually as they purchase beer or soda inside the taproom.

**Combination Bar:**

You can combine an open bar with a cash bar by setting a maximum dollar amount or an end time for the open bar. Once a limit is reached for the open bar, we switch to a cash bar.

Dollar amount cutoff: \$\_\_\_\_\_

Time cutoff: \_\_\_\_\_

**Kegs:**

You can purchase 1/6bbl or 1/2bbl kegs from LTS (max. of 4 varieties at once) to be served in an open bar style to your guests in the tent. This is the only option that offers an LTS staff member serving in the tent. The kegs cannot be taken off the premises, even if there is beer left in them at the end. Inquire for keg pricing and variety available, minimum of 1 week notice if you want kegs in the tent.

Kegs Requested: 1. \_\_\_\_\_, 2. \_\_\_\_\_, 3. \_\_\_\_\_, 4. \_\_\_\_\_

Any remaining beer may be taken **off premises** in full growlers or howlers only, partial fills are not allowed by law. Purchase of any growler or howler containers are the responsibility of the Renter.

**Responsibility:**

The conduct of all participants and spectators while at LTS Brewing shall be the responsibility of the Renter. Renter also accepts all responsibility for any injury to person(s) or property associated with the event, or loss of or damage to property or theft of personal property at LTS Brewing during the rental period, or resulting therefrom. LTS Brewing retains the right to evict objectionable persons from the premises or to call for security/police help if deemed necessary. Violations may result in denial of future reservation requests.

**City, County, State and Federal Laws:**

Renter agrees to comply with all applicable City, County, State, and Federal laws and shall conduct no illegal act on the premises. LTS is a drug free and non-smoking facility at all times, Renter shall not sell alcohol on premises at any time. Renter may not serve alcohol to minors on the premises at any time. Renter agrees, for everyone's safety, to ensure alcoholic beverages are consumed in a responsible

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manner. LTS Brewing reserves the right, in its exclusive discretion, to expel anyone who in its judgment is intoxicated or under the influence of alcohol or drugs, or who shall in any manner do or participate in any act jeopardizing the rights, use permit, or insurability of LTS Brewing or the safety of its staff, guests, or building contents.

**Indemnity:**

Renters shall release, indemnify, keep and save harmless LTS Brewing Company its agents, officers, employees, or members from any and all responsibility or liability for any and all damages or injury of any kind or nature whatever (including death) to all persons, whether agents or employees of the Renter or persons attending the events for which the premises have been leased, and to all property damage proximately caused by, incident to, resulting from, arising out of, occurring in connection with, the use by the Renter of the premises. The provisions of this section shall include any and all losses, damages, injuries, settlements, judgments, decrees, awards, fines, penalties, claims, costs and expenses, including reasonable attorney fees.

**Cancellation / Refund:**

If cancellation by either party is more than 5 days before the scheduled use of the party tent, the rental fee will be refunded in full. If Renter cancels less than 5 days prior to the event, a \$25 cancellation fee will be charged. Cancelled on: \_\_\_\_/\_\_\_\_/\_\_\_\_. Cancellation fee charged? Y [ ] \$\_\_\_\_\_ N [ ]

Clean-Up. The premises must be left in the condition in which they were found at the beginning of the rental period and will be approved by an LTS Brewing Representative. All food, beverages, equipment and supplies must be removed from the premises immediately after the use of the party tent. LTS staff will remove any LTS glassware or equipment. Any catering areas used must be cleaned and left in the condition in which they were found. All trash must be removed from the tent. Renter must immediately take care of any spillage. If renter is unable to remove spillage, LTS Brewing retains the right to have the area cleaned at the Renter's expense.

Any damage to facilities during the rental period, or upon delivery/ pick-up / clean-up/ or resulting from any Caterer's action will be the responsibility of the Renter.

**Additional Notes:**

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The Renter agrees to rent LTS Brewing Party Tent during the stated dates and times, in accordance with the terms of this rental contract. The space will be available to the renter during the times stated on the face of this contract, along with 30 minutes time for each set up and clean up.

Today's Date \_\_\_\_\_

Renter's Name \_\_\_\_\_ Organization \_\_\_\_\_

Phone \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_

Zip \_\_\_\_\_ Email \_\_\_\_\_

Contact Person \_\_\_\_\_ Phone \_\_\_\_\_

Dates and times requested for use of the LTS Brewing party tent:

Date \_\_\_\_\_ Hours \_\_\_\_\_

Will your use of the facility require concessions / catering?

Yes Name of Caterer: \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

No

If catering is not used, will you be providing food? \_\_\_\_\_

By signing this request for rental facilities, the signee agrees to comply with the terms of this agreement. LTS Brewing Company agrees to let the requestor know as soon as possible if their request has been granted and will then agree to make the party tent available to the requesting group at the time stated.

By signing this Rental Contract, the Renter acknowledges having read and understood the terms of this contract and acknowledges that this Rental Contract is binding both on the parties and the organizations they represent.

**Renter:**

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date Signed \_\_\_\_\_

**LTS Brewing Company representative:**

Signature \_\_\_\_\_ Print Name \_\_\_\_\_

Title \_\_\_\_\_

Date Signed \_\_\_\_\_

\$40 per hour required for event: \$ \_\_\_\_\_

Additional costs incurred after the event: \$ \_\_\_\_\_