**The North Branch Café: Space Use Agreement**

This agreement made on \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_\_, between The North Branch Café (TNB), whose business address is 41 State Street, Montpelier and\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (business/private).

Organizer/Responsible Party name/contact info: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Event**
The Renter shall hold the event on \_\_\_\_\_\_\_\_\_\_\_\_, 20\_\_, between \_\_\_\_am/pm and \_\_\_\_am/pm. Renter is authorized to use the Space to hold the Event, and for no other purpose.

**Fees**
Renter shall pay to TNB a minimum fee of $\_\_\_\_\_\_, for the use of the Space during the above times.

**Security Deposit for Catered Event:**
Renter shall pay to TNB a security deposit of 20% the above minimum ($\_\_\_\_\_\_,) upon the execution of this Agreement. Cancellation must be a minimum of two weeks prior to the event in order for the deposit to be returned.

**Space Specifications**
No Food or Drink will be allowed to be brought in from the outside. The capacity for the space is 46 guests. The organizer of the event will be the contact person and responsible for any issues or questions that arise during the event. Note exceptions/disclaimer:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Disclaimers**
The Space is provided by the TNB as-is and TNB make no warranty regarding the suitability of the Space for Renter’s intended use.

**Condition**
After the completion of the Event, the Renter shall leave the Space in the same or similar condition as received from the TNB.

**Hold Harmless**
Renter hereby indemnifies and holds harmless TNB from any damages, actions, suits, claims, or other costs (including reasonable attorneys’ fees) arising out of or in connection with any damage to any property or any injury caused to any person (including death) caused by Renter’s use of the Space, including any acts or omissions on the part of Renter, its employees, officers, directors, independent contractors, or other agents. Renter shall notify TNB of any damage or injury of which it has knowledge in, to, or near the Space, regardless of the cause of such damage or injury.

This Agreement shall be construed in accordance with, and governed in all respects by, the laws of the State of VT, without regard to conflicts of law principles.

**Entire Agreement**
This Agreement constitutes the entire agreement between Renter and TNB, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Agreement.

This agreement was executed and agreed upon by both parties.

Renter:
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_

TNB:
\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date \_\_\_\_\_\_\_\_\_

