

Thrive Youth Cafe Space Agreement for One-Time Events

This Agreement ("Agreement") is entered into on (date) by and between Prosser Thrive, hereinafter referred to as the "Nonprofit," and (renter name) hereinafter referred to as the "Renter."

1. Purpose of Agreement: The Nonprofit agrees to provide the Renter with access to the youth cafe space at 613 6th St. Prosser, WA 99350 for a one-time event, subject to the terms and conditions outlined herein.

2. Date and Time of Event: The event is scheduled to take place on (date). Renter will have access on (date) from (time). Keys will be available in the lockbox outside of the backdoor at the scheduled time and are expected to be returned to the lockbox upon end of event. Lockbox code and alarm code will be given 24hrs in advance of your reservation.

3. Rental Fee: The Renter agrees to pay a rental fee of (rental fee), for the use of the youth cafe space. Payment shall be made in advance and is due no later than (24hrs prior to rental date). There is a refundable cleaning deposit of \$150 and an additional refundable deposit of \$150 for those parties serving alcohol.

4. Nonprofit Use Exception: In the event that another nonprofit expresses interest in utilizing the youth cafe space, no rental fee will be charged for that time. The refundable cleaning deposit still applies.

5. Clean-Up Responsibilities:

Thrive youth Cafe will be in a clean condition prior to your event. You will need to incorporate your set-up time and clean up time into the rental agreement - you are required to return the space to the same clean condition in which it was found. The Renter agrees to leave the youth cafe space in the same condition it was found, including but not limited to:

- Removing all decorations and personal items
- Disposing of any trash in designated bins
- Wiping down surfaces and cleaning up spills
- Returning any furniture, dishes, or equipment to its original placement
- Sweep/mop the floors as needed

b. If the youth cafe space requires additional cleaning beyond normal wear and tear as a result of the Renter's use, the Nonprofit may withhold a portion or the entirety of the cleaning fee to cover cleaning expenses.

6. Expectations of the Renter:

a. The Renter agrees to comply with all rules and regulations set forth by the Nonprofit for the use of the youth cafe space.

b. Use of space includes common areas, sinks, countertops, and bathrooms. Use does not include locked offices, storage room, pantry, or items in kitchen such as espresso machine and blender.

c. The Renter shall not engage in any activities that are illegal, unethical, or could potentially harm the reputation of the Nonprofit or the youth cafe space.

d. This is a drug free and non-smoking facility at all times, NO EXCEPTIONS.

e. The Renter shall not sell alcohol on premises at any time and may not serve alcohol to minors. The Renter, for everyone's safety, is to ensure alcoholic beverages are consumed in a responsible manner.

f. Thrive Youth Café staff reserves the right to expel anyone who in its judgment is intoxicated or under the influence of alcohol or drugs.

7. Liability and Indemnification: The Renter assumes *full* responsibility for any damage or loss to the youth cafe space and its contents that occurs during the event. The Renter agrees to indemnify and hold the Nonprofit harmless from any claims arising out of the Renter's use of the space.

8. Cancellation: In the event of cancellation by the Renter, the rental fee is non-refundable unless the cancellation is made at least 48 hours prior to the scheduled event date.

9. Governing Law: This Agreement shall be governed by the laws of the Washington without regard to its conflict of law principles.

10. Entire Agreement: This Agreement constitutes the entire understanding between the Nonprofit and the Renter and supersedes all prior agreements, whether oral or written.

IN WITNESS WHEREOF, the parties hereto have executed this Youth Cafe Space Agreement as of the date first above written.

Prosser Thrive: _____

(Renter): _____

Phone: _____

Email: _____