

Outdoor Occasions, L.L.C.

Tent Rentals- Terms of Lease

1. It is agreed that damage to this property due to storms, tornados, rain, fire caused by lightening, or other disturbances of nature will be borne in full Outdoor Occasions, when notified within five days of such occurrence by the Lessee or his agents. In the event the leased property is damaged to the extent it is unsafe, lessee shall immediately cause humans, livestock, and property to be removed thereof in the interest of safety. In the event the leased property is blown down or damaged in any manner, the rent shall be due and payable.
2. Outdoor Occasions shall not be responsible for conditions brought about by the Acts of God, disturbances of nature, boycotts, labor troubles, contingencies of transportation, civil commotions or other conditions beyond its control.
3. Outdoor Occasions shall not be required to install equipment anytime when rains, winds, etc. make the work unsafe for Outdoor Occasions employees and/or the leased equipment; nor shall Outdoor Occasions be required to install tents in an area in regards as too muddy, dirty, unsafe, or unsuited for the installation, and Outdoor Occasions shall be the sole judge thereof.
4. All tents are subject to stretching and retraction up to about 10% of listed sizes and tents have been treated with waterproofing compound, no tents are guaranteed waterproof.
5. To procure necessary clearance during high winds, lessee shall not:
 - (a) place anything within two feet of the top of the tent or within one foot of the sides.
 - (b) attach fences, wires, boards, etc., to the side of poles of the tents that would interfere with the adjusting and tightening of tents.
 - (c) attach any electrical wires, except to center and then only with tape of cord, and without using nails, screws, or bolts.
6. From the time Outdoor Occasions workmen leave after installation and until they return for removal of the equipment, Lessee agrees to maintain the rented equipment in good condition, keeping all ropes tired and tight, all poles in place and sidewall snapped onto the tent (it may be folded up or folded back) and not lying on the ground.
7. Securing of government permits, if any, are the responsibility of the Lessee, and shall, where necessary, be secured in advance of installer's arrival. Lessee shall designate location of each tent, immediately after Outdoor Occasions employees arrive for the purpose of installing tents. Lessee shall reimburse Outdoor Occasions for all costs incurred to Outdoor Occasions due to delay in securing permits, delays in designing location for installation, changing location or moving tents after partial or complete installation.
8. Lessee shall indemnify and hold harmless Outdoor Occasions against any loss, liability, damage to persons, things, expenses, livestock, merchandise or other items which it may incur by reason of any claim made by third parties while in, near or about said tents regardless of the cause thereof. Outdoor Occasions shall not be responsible for damage to underground structures.
9. If the leased property is retained longer than the listed dates, Lessee shall pay the rate listed on Outdoor Occasions' standard prices for each additional day. If Outdoor Occasions shall be requested to make extra trip(s) for additional equipment not originally ordered, Lessee shall pay a reasonable rate for labor and mileage of men/trucks involved.
10. Should Outdoor Occasions be unable to furnish any of the listed tents, in the exact sizes, they shall notify Lessee in advance and furnish tent(s) of equal number of square feet or larger, at no increase in price.
11. No cancellations after 60 days before installation date.
12. Lessee agrees not to sell, pledge, loan, or part with the possession of the leased property, or mortgage the same, and to suffer no claims or encumbrances or liens to be made thereon.
13. Lessee agrees no to prevent the Lessor, or his agents, at any time, to enter the leased premises of the Lessee upon which the leased property is located, for the purpose of inspecting the leased property and its manner of use.
14. In the event of a breach by the Lessee of any of its agreements herein contained, or if during the term of this agreement, or any extension thereof, bankruptcy or insolvency proceeding are commenced by or against the Lessee, or if receivers are appointed to take possession of the business of the Lessee or if the Lessee discontinues business all unpaid amounts to the end of lease agreement or any extension of it shall, without notice or demand by Outdoor Occasions may enter the premises, forcibly if necessary, and take possession of and remove the leased property and thereby terminate all rights and interest of the Lessee therein.
15. Lessee shall not sublet the equipment or assign this lease or any rights hereunder without first receiving the expressed written consent of Outdoor Occasions.
16. Lessee agrees to pay all reasonable costs, attorneys' fees and expenses made by Outdoor Occasions in enforcing the agreements and covenants of Lessee under this lease agreement.
17. Outdoor Occasions reserves the right to use photographs of the contracted job for marketing and advertising purposes.

Signature of Lessee: _____

Date: ____/____/____