

Abigail's
Banquet Hall
& Conference Center

8401 W. Burleigh St., Milwaukee, WI 53222 ~ 414-873-7960

USE AND RENTAL AGREEMENT

THIS AGREEMENT is made this _____ day of _____, _____ by and between

_____ (hereinafter referred to as "Renter"), whose address is

_____ and phone number is _____ and
8401 on Burleigh, LLC dba Abigail's Banquet Hall and Conference Center (hereinafter "Abigail's").

Renter shall rent from Abigail's located at 8401 W Burleigh St, Milwaukee, WI 53222 on

_____, for the time period of _____ to _____ in its present condition
under the following terms:

Please read carefully to fully understand your responsibilities.

1. Capacity. Abigail's Maximum capacity is 99 people. Renter must strictly comply with this at all time.

2. Rental Rate Abigail's offers menus that include the hall rental. The name of the menu chosen is:

Abigail's is also available to rent excluding a full meal at a rental fee in the amount of _____
for the rental and use of Abigail's as per the terms of this Agreement plus a Security Deposit in the amount
of _____.

Standard Rates (subject to change)

Friday, Saturday, Sunday Rentals (4 hours)	\$399
Additional Weekend Hours	\$75 per hour
Weekday Rentals (4 hours)	\$299
Additional Weekday Hours	\$50 per hour
Security Deposit	\$200

Payment of the Security Deposit shall be due at the time of signing to hold the date for the event. Additional deposits for Food and Beverage Services as well as Alcohol Services as noted within are also due at signing. The Balance of Rental Rate as well as any amounts due for Food and Beverage Services and Alcohol Services are due 14 days prior to event date.

3. Food and Beverage. All food must be purchased from Bunzel's Catering. No food or beverage is permitted to be brought into or taken out of the banquet rooms by the contracted, its patrons or invitees, with the exception of wedding cake. We do not provide storage for cakes nor will we accept responsibility for cake setup in the reception rooms. All menu selections and arrangements must be finalized 14 days prior to the event. The total balance is due at that time.

A guaranteed guest count for food service and applicable deposit is due at this time. The exact count given will be considered as a guarantee, which you will be charged for, unless the number served exceeds the number guaranteed. Should your number served fall below the guaranteed, we will charge for the guaranteed amount. All food sales are subject to a 18% surcharge. Sales tax will be applied to the total bill at 6.1%.

4. Alcohol. Abigail's does not have an alcohol license. All alcohol service must be contracted with Last Call Beverages or another licensed and approved vendor as noted by Lawrence Bunzel. Any applicable deposit for alcohol services is due upon the signing of this agreement. Serving or consumption of alcohol on the premise without permission will result in forfeiture of the entire security deposit (\$200.00).

(a) BY LAW, NO ONE UNDER 21 MAY CONSUME OR TASTE ALCOHOLIC BEVERAGES.

Renter agrees and warrants that there shall be NO CONSUMPTION OF ALCOHOL BY PERSONS UNDER AGE 21. Further, Renter shall monitor all service, if any, of alcohol and specifically acknowledges that Renter is solely liable for the consumption of any alcohol by any person on the Premises and that such liability shall extend to any aspect regarding the consumption of alcohol.

(b) Abigail's may ask guests for identification to verify age. Abigail's reserves the right to ask the entire party to leave if (1) a minor is consuming alcohol; (2) an adult is providing alcohol to a minor; or (3) a guest or guests appears intoxicated and refuses to leave the Premises.

(c) All alcohol must be served by a pre-approved bartender and consumed INSIDE Abigail's. No alcohol is permitted anywhere outside of the main building. This includes outside the front door, the parking lots, and rear of building. Only packaged liquor may be consumed. No "punch", "kool-aid" or any other drinks mixed by anyone other than the approved bartenders is allowed.

(d) Only persons holding the appropriate liquor licenses and permits and pre-approved by Abigail's will be authorized to dispense alcohol, and only from the bar area.

5. Refund Policy. The Refund Policy for cancellations is as follows:

At least 60 days before the event:

If Abigail's can re-book the date, then the Rental Rate and all deposits will be refunded, less a 20% service charge. If not, then the entire amount is non-refundable.

Less than 60 days before the event:

Non-Refundable

6. Term of Event. All events including music must end NO LATER THAN 10:00 PM. All guests, renter and vendors secured by renter SHALL VACATE BY 10:30 P.M.

7. Access to Banquet Hall. All events are on a "first-come first-served" basis. An evening event booked after an afternoon event may be required to have a later start time. Set-up shall be included in booking time, unless other arrangements are made in writing directly with Abigail's. All Renters, guests, caterers, musicians and vendors shall be out of the Banquet Hall one-half (1/2) hour after the event's scheduled ending time, unless prior arrangements have been made. A charge of \$100.00 per hour, or portion thereof, shall apply for each hour the Banquet Hall is not cleared after an event.

8. Renter Responsibility.

(a) Renter agrees to be completely responsible for any and all damages which may occur, either as the result of accidents or intentional acts of Renter, guests, and/or vendors secured by the Renter or Abigail's.

(b) Renter warrants that he/she shall remain ON THE BANQUET HALL PREMISES AT ALL TIMES during the Usage Term.

(c) Renter shall provide to Abigail's certificates of insurance and bonding for any vendor secured by Renter prior to event. The Renter shall furnish a proof of liability insurance certificate wherein it adds Abigail's to its liability policy through the use of an Additional Insured Endorsement. This certificate is due to Abigail's thirty (30) days before the scheduled event.

9. Indemnity. Renter covenants at all times to hold harmless Abigail's and its agents from and against all loss, liability, cost or damages that may occur or be claimed with respect to any person or persons, corporation, property or chattels, on or about the Banquet Hall, or to the property itself resulting from any act done, or omission by or through the Renter, its agents, contractors, employees, invitees, or any person on the Premises by reason of the Renter's use or occupancy or resulting from Renter's non-use, or possession of said property and any and all loss, costs, liability, or expense resulting there from; and at all times to maintain said Banquet Hall Premises and the surrounding property, in a safe and careful manner.

10. Miscellaneous.

(a) The rental fee does include linens for up to 99 patrons or 14 tables. If an outside vendor is used, linens must be at Abigail's at least two (2) hours prior to scheduled start time.

(b) No smoking inside of any part of the hall.

(c) Building is air conditioned and is handicapped accessible. Additional parking may be had at Bunzel's Meats after the hours of 5:30 PM weekdays, 5:00 PM on Saturdays, and all day on Sundays

(d) There shall be no rice, confetti, birdseed, bubbles, etc, thrown or used in the hall or on the premises. Music must end by 10:00 PM. Hall must be clear of guests, caterer and entertainment by 10:30 PM.

11. Inspection. Renter should inspect facility when they arrive and report any problematic situations immediately to Abigail's. If you see a problem or situation that you feel you could be charged for later and do not report it immediately, we will have no choice but to assume it occurred during your rental period.

12. Cleanup. Clean up of Abigail's will be completed no later than one-half (1/2) hour after the end of the scheduled time. Renter shall adhere to the following instructions for clean-up of the facility:

(a) Banquet Room. Table trash, cups, plates, plasticware, cake, food, decorations, etc. will be gathered and placed in proper receptacles. All cups will be emptied into the sinks before being placed in the trash receptacles.

(b) Restrooms. Trash will be picked up from the bathroom floors.

(c) Outdoors. Trash will be picked up outside the building. Cigarette butts, cups, miscellaneous items left outside shall be disposed of in proper receptacles (not in planters or flower beds).

(d) Kitchen/Bar Area. The kitchen is to be left as it is found.

(e) If spills, food droppings, or other similar incidents (*Ex: illness*) occur, please clean it up immediately. Do NOT wait until the end of the event. Any major incidents that cannot be handled easily and fully or that leave evidence behind should be reported immediately. Failure to do so may result in the Renter being held financially responsible for its remedy after the fact.

Any necessary clean-up by Abigail's of any items (a) through (e) will be charged and withheld from the deposit. Abigail's will dispose of the bags of trash and will sweep the carpet for the next event.

13. Decorations. Renter agrees that decorations shall NOT be attached to the walls, ceilings, existing wall decorations, woodwork, ceiling fixtures, window treatments, by use of nails, scotch tape, staples, etc. Other decorating restrictions apply, as described in the attached "Additional Conditions."
14. Use of Kitchen. The kitchen is for the use of Bunzel's Catering personnel only. If it is found that the kitchen was used without permission it will result in forfeiture of the entire security deposit (\$200.00).
15. Use of Parking Lot Area. The Parking Lot Area is available for use with the room, weather permitting. Smoking is permitted on the Parking Lot. Renter is requested to ensure that guests observe the city noise ordinance. Renter is responsible for disposing of cigarette butts in the proper receptacles (not planters or flower beds). Any necessary clean-up by Abigail's will be charged from the deposit.
16. Use of Equipment. No tables, chairs, furniture, or other equipment/supplies may be removed from the Facility without the prior consent of Abigail's. A Podium is available for use during your event. Renter will be responsible for damage to the Podium or any component from misuse or abuse by the Renter or a guest. Podium use will be supervised by Abigail's personnel.
17. Conduct of Event. For the duration of the event, the Renter and its guests must abide by the Abigail's policies and comply with applicable regulations and laws. Renter is responsible for the actions of guests and for any damages or losses incurred during the event. Misuse of the facility, unruly or illegal behavior, failure to observe posted signage, and/or the failure to obey any portion of the provisions contained in this document or your rental contract constitute a breach of contract and may result in actions against the Lessee including, but not limited to, cancellation of rental period, immediate dismissal/removal from the facility, forfeiture of a portion or all of the Security deposit and/or rental fees. Abigail's has the right to refuse entry or service to and remove from the premises any person it deems to be behaving in an improper or abusive manner or in a manner not befitting The Abigail's. Abigail's reserves the right to exclude or remove any undesirable persons from the event and premises without liability.
18. Governing Law. The parties agree that any dispute shall be subject to the laws of the State of Wisconsin, and that any legal action shall be brought in Milwaukee County, Wisconsin.
19. Entire Agreement. The parties agree that all of the terms and conditions are contained herein and that any modification shall be in writing.
20. Compliance. Renter agrees to comply with the additional rules entitled "Additional Conditions," concerning the use of Abigail's which may be attached hereto and made a part of this Agreement.

The undersigned have duly executed the Agreement as of the day and year first above written.
EXECUTED IN DUPLICATE.

8401 on Burleigh, LLC:

RENTER:

Printed Name: Lawrence Bunzel
Title: Owner

Date: _____

Date: _____

ADDITIONAL CONDITIONS

1. The Abigail's facility is rented as is. Alterations to the facility are not permitted: pictures, trophies, lamps, furniture, and other day-to-day decorative accessories may not be relocated or removed from the Premises.

_____ Renter Initials

2. No nails, staples, screws, pins, tape or adhesives of any kind may be put into walls, ceilings or floors. No adhesive tapes including scotch, masking, and duct tape may be placed on any surfaces.

_____ Renter Initials

3. The usage of candles in centerpieces is permitted only with approval from Abigail's personnel. Candles may be used on buffet tables by caterers, but only when the table/candles are under their direct supervision.

_____ Renter Initials

4. No rice, confetti, birdseed, or other unapproved "celebration materials" shall be allowed inside or outside the facility. Please check with Abigail's if a certain material is unapproved.

_____ Renter Initials

5. No Drinks whatsoever allowed on the dance floor.

_____ Renter Initials

6. No punch with red dyes or red soft drinks allowed. All other colored beverages (cranberry juice/tomato juice for mixers, etc.) will need prior approval by Abigail's. Any additional or special cleaning charges (minimum of \$100) from red dyed drinks/foods will apply

_____ Renter Initials

7. Set-up shall be part of the scheduled time unless previous arrangements are made.

_____ Renter Initials

8. D.J.'s/musicians must be finished by 10:00 pm. This allows time to dismantle their equipment and be out by 10:30 p.m. A breach of contract occurs if the vendor is not out of the building by 10:30 p.m. D.J.'s may use a fog machine with prior approval. No dance wax or compound, or any substance, may be spread on the floor.

_____ Renter Initials

10. All foods, drinks and any other materials that stain, damage or otherwise disfigure flooring, walls or any other part of The Abigail's will incur cleaning charges to remove the damage. A minimum charge of \$100 shall apply. If damage occurs, Abigail's will contract all repairs to be made by skilled professionals; charges for repairs will be deducted from Renter's damage deposit. In the event that repair costs exceed the amount of damage deposit, Renter will be responsible for the entire repair over and above the damage deposit.

_____ Renter Initials

11. Furniture arrangement must be approved by Abigail's prior to the event. While every effort will be made to arrange all furniture at the request of the renter, Abigail's reserves the right to adjust furniture as necessary to allow for safety, traffic, damage to walls or other reasons it deems necessary.

_____ Renter Initials

12. A joint walk-through will be requested by Abigail's during the next business day after the event if damage has occurred to the facility. If no damage has occurred, as determined by Abigail's, a walk-through will not be required.

_____ Renter Initials

13. If damages to the facility prevent the next scheduled event(s) from occurring, Renter will be responsible for any and all refundable deposits that may be demanded by future Renter(s).

_____ Renter Initials

14. All alcohol will be consumed inside The Abigail's. All alcohol will be dispensed only by approved bartenders and only beverages approved by The Abigail's and served at the bar inside The Abigail's. Any alcoholic beverages consumed outside The Abigail's, inside or from the inside, trunk or any part of an automobile, brought into The Abigail's in coolers, containers, clothing, purses etc., or brought into or onto the premises by anyone other than the contracted beverage service, and only at the load-in of all appropriate alcohol for the event, shall be subject to an immediate cancellation and shutdown of the event.

_____ Renter Initials

15. The Abigail's is a non-smoking facility. All smoking should be done on the Parking Lot on the South end of the building, and the cigarette butts disposed of properly. Renter is responsible for picking up cigarette butts in the front of the building, around front door area and deck area after event. The use of Chewing Tobacco, snuff or any other smokeless tobacco product is strictly prohibited inside the Abigail's. Receptacles for smokeless tobaccos, or "spit-cups" found in the premises after an event will constitute immediate forfeiture of the entire damage deposit.

_____ Renter Initials

16. Since rental is for the main area of the Banquet Hall, use of the basement area of the Banquet Hall is prohibited.

_____ Renter Initials

17. We at the Abigail's want your event to be memorable and as special as possible. We recognize that celebrations often include children and children will be children. We ask that parents be parents and supervise the children. Children should be kept from running, throwing food or other objects, standing in window boxes, on tables or chairs, hanging from or on doors. Children should at no time be allowed in the kitchen or bar areas, or outside if unsupervised. Abigail's shall not be responsible for injuries to unsupervised children. Renters shall be responsible for all damages incurred from children.

_____ Renter Initials

_____ Acceptance of All "Additional Conditions"