

MALHEUR COUNTY FAIR BOARD

795 N.W. 9th Street
Ontario, Oregon 97914
541-889-3431
fair@malheurco.org

APPLICATION TO LEASE – COMMERCIAL BUILDING DESERT SAGE EVENT CENTER/MALHEUR COUNTY FAIRGROUNDS

THIS AGREEMENT made and entered on this day _____, by and between the Malheur County Fair Board located at 795 N.W. 9th Street, Ontario, Oregon, hereinafter called the lessor, and _____ hereinafter called the lessee.

WITNESSETH

That the Lessor in consideration of payment in advance by the Lessee of the Total Lease Fee shown below, hereby authorizes and permits the Lessee to use the hereinafter described portion of the fairgrounds during the times and for the purpose specified:

A.	Date/s of Use:	
B.	Area of Facility Used:	COMMERCIAL BUILDING
C.	Purpose of Use:	

CERTIFICATE OF LIABILITY INSURANCE WILL BE PROVIDED AT LEAST **2 WEEKS PRIOR TO EVENT**. The Liability Insurance will name MALHEUR COUNTY FAIR BOARD as the 'additional insured organization'.

RENTAL RATE:

Basic Rental Rate Per Day: ____	\$1000.00		\$
____% sales:			\$
Deposit Fee:	\$500.00		\$
Prior day event fee:	\$250.00		\$
Post day event fee:	\$250.00		\$
Security Fee: 4 p.m. - Midnight	\$1000.00		\$
TOTAL DUE:			\$

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written.

LESSEE:	FAIR BOARD/MANAGER:
Address:	795 N.W. 9 th Street
	Ontario, OR 97914
Email:	fair@malheurco.org
Contact:	
Phone:	541-889-3431

PROVISIONS

1. Rental fees for the Desert Sage Event Center/Malheur County Fair: \$500 Deposit to hold your date, remainder shall be due within 14 days prior to the event.
2. The Lessee agrees to cause no damage to the leased premises and at the termination of the lease to return to the Lessor the leased premises and property in the same condition they were at the time of Lessee's taking possession.

3. It is expressly understood and agreed that the Lessee shall comply with all rules and regulations adopted by the State, County, City or any other body politic which pertains to the said use of said premises.
4. **NO** glass bottles allowed.
5. **Marijuana, in any form, is NOT allowed on the facility. If security guards discover marijuana being used the event may be shut down.**
6. Uniformed Oregon Certified Security Guards are required when alcohol is on premises.
(Alcohol allowed from 4:00 p.m. – 11:00 p.m.)
7. **No Alcohol served after 11:00 p.m. – Music to end at 11:30 p.m.**
8. Music must be kept low after 10:00 pm, due to fairgrounds being located within Ontario City Limits.
9. **Archway gate to be closed during event and all cars to park in outside parking area.**
10. Lessee will make no alterations, additions, improvements or change to or upon said premises without the written consent of Lessor. Upon receiving written consent installation and removal of any alterations, additions, improvements or changes will be entirely at the expense of the Lessee.
11. This Lease shall not be assigned or sublet without the written consent of the Lessor.
12. It is further understood and agreed that Lessee agrees to save Lessor and its employees and agents harmless from all claims of damages, suits at law, and criminal and civil complaints which may be instituted as a result of Lessee's occupancy of the premises covered by this lease.
13. **\$500.00 deposit fee may be refunded if facility is left clean with no damages or other expenses incurred due to venue. (see attached cleaning requirements) AND if there aren't any additional security issues.**
14. **Malheur County Fair/Desert Sage Event Center holds the right to bill the lessee for additional costs over and above the deposit fee for cleaning, damage or security expenses.**
15. **All guests must stay within the designated area of the event.**
16. Malheur County Fair Event Rules will be followed.

Lessee Signature

Fair Board Manager/Member: