

Jaehne Educational and Cultural Pavilion

Round Top Area Historical Society

397 East Mill St. Round Top, Tx 78954

Monday- Thursday

Rate

Deposit

10 am-3 pm

Call for rate

Call for rate

4 pm-11 pm

Call for rate

Call for rate

All Day 10 am- 11 pm

Call for rate

Call for rate

Phone Number: Please leave message: 979.249.5058

Friday- Saturday- Sunday Rental Rates

10 am- 3pm

Call for rate

Call for rate

4 pm- 11 pm

Call for rate

Call for rate

All Day 10 am to 12 pm

Call for rate

Call for rate

Phone number: Please leave message: 979.249.5058

Rates for rental include the use of the catering kitchen

Kitchen and Pavilion must be cleaned by tenant upon departure

RULES AND REGULATIONS APPLICABLE

TO RENTAL AND USE OF THE JAEHNE

EDUCATIONAL AND CULTURAL PAVILION

- Lessee and his/her/its guests must comply with all state laws and regulations pertaining to beer and liquor-this includes serving, underage drinking, curfew hours and driving.
- Lessee will provide evidence of financial responsibility, if requested, in the form of a bond or adequate insurance (when a large number of guests/attendees is expected)
- For all gatherings,(such as weddings, parties, conferences, etc) if alcoholic beverages are to be consumed, one licensed security person or Texas peace officer will be required and the name and contact information provided to the Center.
- Lessee shall, and shall require that his/her/its guest(s) drive and park in designated areas only.
- Lessee shall, and shall require that his/her/its guests, not smoke inside the building of the Pavilion
- Lessee shall not permit rice, bird seed, confetti or bubbles inside the building of the Pavilion. Live flame candles/ accessories will not be allowed.
- Lessee shall not permit excessively loud music, noise or fireworks in the Pavilion nor allow tape, tacks or staples be used on the walls, bar, light fixtures, tables or chairs of the building.
- Lessee shall not allow the removal of any table or chair from the building.
- Lessee shall require that all children be supervised by their parent or responsible adult to assure adherence to these rules and regulations.
- Lessee shall deposit all trash and debris in trash bags and remove them when vacating the Pavilion.
- Lessee shall turn off all lights, lock the exit doors and set the temperature for the a/c and heating to a cost responsible setting. Tenant shall use common sense when using cooling, heating and kitchen facilities to avoid overuse, damages, injury and excessive or unusually high cost or expense for Landlord.

- Supplies such as paper plates, cups, paper towels, silver, cooking utensils, cooking pots and pans are not included in the rental fees, except however,
- Included are the only pots and pans which can be used on the glass top stove and none other.

Landlord reserves the right to enter the Pavilion during the term of the Lease Agreement to inspect and to assure conformity to these Rules and Regulations and require Lessee to correct any rules or regulations being violated.

- Lessee agrees to keep the Pavilion clean, sanitary and in the same condition existing when rented.
- Lessee agrees to properly use and operate all electrical, bathroom, kitchen and plumbing fixtures and keep them as clean and sanitary as possible and in the condition they were when rented.
- Lessee will not permit any person on the premises to willfully or wantonly destroy/damage or remove anything included in this Lease Agreement.
- Lessee shall not permit amplified music outside the Pavilion after 10:00 P.M. on week nights and 11:00 PM on Friday and Saturday nights.
- Lessee shall comply and shall assure compliance with all provisions of the Lease Agreement including these Rules and Regulations.
- IF UPON TERMINATION OF THIS LEASE, LESSEE DOES NOT LEAVE THE PREMISES IN REASONABLY CLEAN CONDITION AND GOOD REPAIR IN CONFORMITY WITH THE LEASE AND THESE RULES AND REGULATIONS, AS DETERMINED BY LANDLORD, LANDLORD WILL TAKE PHOTOGRAPHS AS APPROPRIATE AND SHALL RETAIN AND APPLY THE FULL DEPOSIT OF TENANT, WITHOUT PREJUDICE TO OTHER OR FURTHER CLAIMS FOR LOSSES OR DAMAGES BY LANDLORD.
- LANDLORD WILL REFUND ALL PREPAID RENTAL AND SECURITY DEPOSIT IF LESSEE CANCELS THIS LEASE AGREEMENT MORE THAN 60 DAYS PRIOR TO THE DATE OF PROPOSED OCCUPANCY. IF LESSEE CANCELS THIS LEASE AGREEMENT LESS THAN 60 DAYS PRIOR TO THE DATE OF PROPOSED OCCUPANCY, LANDLORD SHALL REFUND THE PREPAID RENTAL BUT RETAIN ALL OF THE SECURITY DEPOSIT AS AGREED LIQUIDATED DAMAGES OF LANDLORD.

LEASE AGREEMENT

DATE: _____

TENANT: _____

LANDLORD: ROUND TOP AREA HISTORICAL SOCIETY

PREMISES LEASED: JAEHNE EDUCATIONAL AND CULTURAL PAVILION, together with non exclusive access to the premises and associated rest room facilities ("PAVILION") located on the campus of Landlord at 397 East Mill Street, Round Top, Texas 78954

TERM: From _____ @ _____ to
_____ @ _____.

PREMISES TO BE USED FOR: _____

NUMBER ANTICIPATED TO ATTEND: _____

RENTAL: _be paid thirty (30) days in advance of the proposed date of occupancy.

DEPOSIT: _____

In consideration of the premises and the mutual agreements of Landlord and Tenant it is agreed by and between the parties as follows:

1. Landlord leases the Pavilion to Tenant and Tenant accepts the premises in their present condition as satisfactory and suitable for purposes of lease.
2. Tenant shall not create a nuisance, will not violate applicable law nor shall Tenant assign or sublet all or any part of the Pavilion nor shall the Pavilion be used for purposes other than as stated above without the prior written consent of Landlord.
3. Tenant shall comply with all of the "Rules and Regulations", which are attached hereto and incorporated herein for all purposes, for all use of the Leased premises.
4. Tenant releases Landlord from all claims, demands and causes of action of every type and character for personal injury, death or damages to any person, persons or property which arise out of or relate in any way to the use, rental or occupancy of the Pavilion. Tenant shall indemnify and hold Landlord safe and harmless against all claims, losses and damages of every type and character arising out of or related in any way to the use and rental of the Pavilion.
5. No holding over by Tenant shall extend the term hereof and Tenant shall pay Landlord's reasonable attorney fees and other fees of court if Landlord is required to file suit to assert any of its rights hereunder. Exclusive venue of all disputes arising hereunder shall be in Fayette County, Texas.
6. Landlord may terminate this Lease Agreement and retain the full deposit should Tenant fail to comply with any provision hereof or with any of the "Rules and Regulations" set forth in Exhibit "A". In addition, Landlord may sue Tenant for other damages suffered by Landlord beyond that covered by the deposit forfeiture.

TENANT:

_____ By: _____

LANDLORD: ROUND TOP AREA HISTORICAL SOCIETY

_____ By: _____