



BLUEBARN Theatre
RENTAL AGREEMENT

This Rental Agreement is entered into between BLUEBARN Theatre (“Lessor”) and _____ (“Lessee”). Lessee leases the following space in Lessor’s building at 1106 S. 10th Street, Omaha, Nebraska 68108, upon the following terms and conditions.

1. RENTAL SPACE:

Auditorium
Lobby
Porch Yard
Combination

2. SCHEDULED RENTAL DATE & TIME:

3. COMPANY or NAME OF EVENT:

PRIMARY CONTACT:

ADDRESS:

PHONE:

E-MAIL:

4. PURPOSE OF EVENT:

5. RENTAL FEE:

6. PAYMENT TERMS:

One-half (1/2) of Rental Fee upon execution hereof by Lessor and Lessee; balance of Rental Fee due in full one (1) week prior to Scheduled Rental Date.

7. CANCELLATION:

Notice of cancellation from Lessee to Lessor prior to Scheduled Rental Date may result in refund of Rental Fee paid by Lessee as follows:

6 or more months – 100% refund

2-6 months – 50% refund

Less than 2 months – 0% refund

8. GENERAL TERMS AND CONDITIONS: See Attached Exhibit "A"

9. INDEMNIFICATION:

To the extent permitted by law, each of the parties to this agreement agrees to protect, indemnify, defend and hold harmless the other party, it's ownership and their respective employees against all third party claims, losses or damages to persons or property, governmental charges or fines, and costs (including reasonable attorney's fees), to the extent arising out of or connected with the indemnifying party's negligence or willful misconduct. This paragraph shall not waive any statutory limitations of liability available to either party, including with respect to the Venue, limitation of liability laws, nor shall it waive any defenses either party may have with respect to any claim.

LESSEE

BLUEBARN Theatre

By

By

Susan Clement-Toberer
Producing Artistic Director

Exhibit "A"

- Lessee and its guests must vacate BLUEBARN Theatre by the time set forth in paragraph 2 of this Rental Agreement.
- Lessee's event must take place only in the Rental Space designated in paragraph 1 of this Rental Agreement. Without limiting the foregoing, at no time should anyone be behind the Beverage Bar or in BLUEBARN Theatre Administrative Offices.
- The electrical capacity of BLUEBARN Theatre is limited and extension cords are not available from Lessor. Lessee should consult with Lessor's or Caterer's Event Coordinator regarding the use of electrical outlets and extension cords.
- Lessee must exercise caution when moving tables and chairs. The BLUEBARN Theatre floors are difficult to maintain and scratch easily. Lessee may not move any BLUEBARN Theatre property at any time.
- Lessee shall not construct or install any structure or installation of any kind or character without authorization from Lessor's event coordinator. Nothing may be hung on walls or display pieces in BLUEBARN Theatre. At no time may any "Exit" sign be covered. No posters or banners may be displayed or affixed without the approval of Lessor's event coordinator. In no event may glue, paste or tape be used on any of the floors, walls, or displays in the BLUEBARN Theatre.
- Decorations should not include confetti or any other material that may litter the floor. All candles must be enclosed in a votive or hurricane-type holder; open flame candles are prohibited.
- Caterers are responsible for removal of all garbage, food and food waste in the catering areas and are required to sweep and mop the catering area at the end of the event.
- All catered food must arrive at the BLUEBARN Theatre fully cooked. No cooking is allowed at the BLUEBARN Theatre.
- Licensed bartenders with transferable liquor licenses are the only persons allowed to serve alcohol at the BLUEBARN Theatre. Bar personnel are responsible for the clean up of all bar items. No alcohol is permitted outside in public view.
- All trash must be removed from BLUEBARN Theatre at the end of the event.
- No smoking is allowed in the BLUEBARN Theatre at any time. Anyone observed smoking in the BLUEBARN Theatre will be requested to leave. Designated smoking area will be at the South East corner of 11th and Pacific.
- Lessor shall be listed on all printed materials as the site or venue for the event. No promotional advertising may take place until such advertising has been approved by Lessor's event coordinator.