



## **Rental Agreement Form:**

Please review/sign this agreement and fax, email or mail to:

**Pepper Pavilion Management, Inc.**

**PO BOX 248**

**Mount Pleasant, SC 29465**

**Fax: 843.884.8855**

**Email: [PepperPavilion@gmail.com](mailto:PepperPavilion@gmail.com)**

Pepper Pavilion Management, Inc. (Licensor) agrees to allow the "Licensee" identified below to use *The Pavilion at Pepper Plantation*, subject to, and in strict accordance with, the following terms and conditions:

**LICENSEE:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CITY:** \_\_\_\_\_ **STATE:** \_\_\_\_\_ **ZIP CODE:** \_\_\_\_\_

**PHONE NUMBERS:(CELL):** \_\_\_\_\_ **(HOME):** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_

**PURPOSE OF RENTAL:** \_\_\_\_\_ **# of guests** \_\_\_\_\_

**DAY OF WEEK:** \_\_\_\_\_ **DATE:** \_\_\_\_/\_\_\_\_/\_\_\_\_

**EVENT TIME: 10AM UNTIL: 10PM\***

**\*All bands, DJs, other music sources (any kind of amplified sound), as well as any dance floor must set up inside the main hall area of the facility and cease by 9:30PM.  
All event guests must vacate Pepper Plantation by 10PM.**

**LICENSE FEE: (ALL PAYABLE IN ADVANCE)**

- A. 50% Due Immediately
- B. Balance Due 30 days prior to Date of Event (TIME IS OF THE ESSENCE)

**CLEANING FEE:**

- A. \$250 Deposit Fee Due Immediately.
- B. \$100 of the Cleaning FEE is refundable after the event. (See #6 below)

**Initial Here:** \_\_\_\_\_

*Please fill out your vendor information below. If you are currently unable to fill out this portion, please contact us with your vendor information as soon as possible.*

CATERER\* \_\_\_\_\_ Contact #: \_\_\_\_\_

BARTENDER\* \_\_\_\_\_ Contact #: \_\_\_\_\_

EQUIPMENT RENTAL\* \_\_\_\_\_ Contact #: \_\_\_\_\_

EVENT COORDINATOR –or–Emergency Contact during Event\* \_\_\_\_\_  
Contact #s: \_\_\_\_\_

**\*ALL RENTAL EQUIPMENT MUST BE PICKED UP THE NIGHT OF THE EVENT OR PLACED ON FRONT LAWN AND PICKED UP FROM PEPPER PLANTATION BY 8 AM THE FOLLOWING DAY\***

**(See #16 below)**

**AS CONDITIONS OF THIS LICENSE, THE LICENSEE SHALL AGREE TO THE FOLLOWING TERMS:**

1. Compensate Pepper Pavilion Management, Inc. for any damages to or loss of any property during the period of occupation. **Initial Here:** \_\_\_\_\_
2. Be solely responsible for the behavior and safety of the persons in attendance at Licensee’s function. **Initial Here:** \_\_\_\_\_
3. Secure any necessary permits or licenses, including, but not limited to, those for alcoholic beverages. **Initial Here:** \_\_\_\_\_
4. Event set up begins at **10AM** and all guests must vacate Pepper Plantation by **10PM**. **Initial Here:** \_\_\_\_\_
5. **All bands, DJs, other music sources (any kind of amplified sound), as well as any dance floor must set up inside the main hall area of the facility and cease by 9:30PM. All event guests must vacate Pepper Plantation by 10PM.** **Initial Here:** \_\_\_\_\_
6. Be solely responsible for setting up for the function, cleaning up, removing all trash and rentals from the facility and restoring the venue to its pre-licensed condition except for sweeping, mopping and bathroom cleaning. If these conditions are met, \$100 of the cleaning deposit fee will be refunded. **Initial Here:** \_\_\_\_\_

7. Absolutely NO SMOKING allowed inside facility. **Initial Here:** \_\_\_\_\_
8. Sparklers, fireworks, and any kind of pyrotechnics are strictly prohibited. **Initial Here:** \_\_\_\_\_
9. The use of nails, tacks or staples on the walls and mantles is absolutely prohibited. Tape may be used, but must be completely removed by Licensee after function. Candles may be used, but require a protective plate to prevent wax from ruining the area. **Initial Here:** \_\_\_\_\_
10. Pepper Pavilion Management Inc. is not responsible for the safety of the items left in the facility overnight. **Initial Here:** \_\_\_\_\_
11. The Licensee understands that guests and vendors of their event are required to use the **first gated entrance** to Pepper Plantation located off Chandler Road. This gate will remain open throughout the entire day of the event. ***The main entrance on Chandler Road is not to be used by caterers, guests, wedding party, or anyone associated with your event. That entrance is solely for Pepper Plantation homeowners only.*** **Initial Here:** \_\_\_\_\_
12. The Licensee understands that Event Parking is located in the two gravel lots in front of facility as well as the grassy areas along the parameter of the horse track located within Pepper Plantation. Guests DO NOT PARK inside the horse track. **Initial Here:** \_\_\_\_\_
13. Licensee has inspected the facility covered by this license and warrants and agrees that the licensed premises are suitable and safe to the Licensee's intended purpose. **Initial Here:** \_\_\_\_\_
14. The Licensee understands that the facility's main hall area does not have air conditioning. The caterer's area and bathrooms, however, do have air conditioning. *The Pavilion* is an open air facility in which all the barn doors can remain open in a locked position during events. The entire facility **is** heated during the winter months, however, may require additional heaters during the winter months. **Initial Here:** \_\_\_\_\_

15. The facility is being licensed in a complete as-is condition and Licensee is responsible for providing all services associated with the event, including but not limited to, tables and chairs, extra lighting, service personnel, event coordinators/staffing and security /parking attendants. **Initial Here:** \_\_\_\_\_
16. At the end of your event, all decorations, tables/chairs, and other rental equipment must be placed on the front lawn area. \*The maintenance crew will be cleaning the facility at 6am the morning after the event--everything needs to be out of the facility at this time. **Rental equipment must be picked up the night of the event or placed on the front lawn and picked up by 8am the following morning.**  
**Initial Here:** \_\_\_\_\_
17. Licensee assumes full liability for an and all losses and damages to the said premises caused or arising from any act, failure, negligence or omission of licensee and its agents, servants, and employees, guest or anyone or more or any of them. Licensor will have the sole right to assess any physical damage that may have occurs during the event.  
**Initial Here:** \_\_\_\_\_
18. In the event of any type of emergency or problem, the Licensee must immediately contact :**Pepper Plantation's site manager---843.737.1885** **Initial Here:** \_\_\_\_\_
19. The parties hereto acknowledge that they are entering into this agreement freely and voluntarily; that they have sought or have had the opportunity to see legal advice independently of each other; that all the provisions hereof as well as all questions pertinent thereto have been fully and satisfactorily explained to each party; that each party had ample opportunity to read this adequate; that this instrument constitutes to exclusive and entire agreement between the Licensor and the Licensee; and that each party hereto clearly understands and agrees to all of the provisions hereof.  
**Initial Here:** \_\_\_\_\_
20. Licensee agrees to indemnify and hold harmless the Licensor, its agents and employees against and all claims of liability for damage, whether to person or property that arises as a result of the Licensee's use of the facility, including, but not limited to, attorneys' fees and costs. Licensee also agrees to indemnify and make whole the Licensor for any damages or expense incurred by the licensor arising out of any of Licensee's use of the facility.  
**Initial Here:** \_\_\_\_\_
21. Licensor is not responsible for power outage or any inconvenience caused by utility companies or "acts of God".  
**Initial Here:** \_\_\_\_\_

22. Licensee acknowledges that their event is being held in a private, gated neighborhood. And further acknowledges that he/she is aware that there are homes nearby that are affected by any non-adherence to all of the above rules. The Town of Mt. Pleasant has complete jurisdiction over the Pavilion at Pepper Plantation. Initial Here: \_\_\_\_\_

**CANCELLATION POLICY:** A cancellation made after the original contract signing date will result in a refund of the License Fee/Cleaning Deposit less the current appropriate cancellation fee unless the cancellation is within 180 days of the event (See below fees).

**Current Cancellation Fees:**

*Within 90 days of contract signing- \$500.00*

*More than 90 days after contract signing- \$1,000.00*

*In 180 days or less of event- Full forfeiture of License Fee/Cleaning Deposit\**

*\*If canceled date is re booked we will refund the forfeited License Fee/Cleaning Deposit less \$500.00 within 10 business days after the event takes place.*

**LICENSEE:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**LICENSOR:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

½ License FEE and Cleaning Fee in the Amount of: \$ \_\_\_\_\_ Received on \_\_\_\_\_

Balance of License Fee in the Amount of: \$ \_\_\_\_\_ Due on \_\_\_\_\_

**Office use only**