



2026  
Rental Contract

This contract made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Olde Schoolhouse Vineyard & Winery LLC. ("us" or "we") and \_\_\_\_\_ ("you").

We hereby rent to you the \_\_\_\_\_ ("Area") from \_\_\_\_\_ ("Times") on \_\_\_\_\_ ("Date") for the total amount of \$\_\_\_\_\_. (Party Room \$200 for 3 hours)

A deposit of \$50 shall be paid in order to hold the date requested.

**You agree as follows:**

1. I am expecting \_\_\_\_\_ persons to attend the event for which the premises are rented. Maximum occupancy in the Party Room is 50 people.
2. An initial \$50, refundable deposit is required to hold the date requested. The deposit becomes non-refundable within 30 days of the event.
3. The remainder of the rental fee must be paid on or before the rental date. In addition, a credit card number must be provided to keep on file. Repair costs, excessive cleaning expenses, and rental overtime charges are your responsibility and will be deducted from the card on file.
4. You must give us notification of arrangements you have made for your food service no later than 2 weeks prior to the event.
5. You may elect to contract with a caterer or provide food on your own. If you do so, by signing contract, you agree to abide by the policies established for licensed caterers. Failure to abide by the policies will result in forfeiture of all deposits as well as possible additional charges. **Absolutely no outside beverages are allowed on property including alcoholic beverages, non-alcoholic beverages, and water. (Ohio State Law)**
6. You understand our business is of an agricultural nature and at times it is necessary that designated areas of the premises be used for their intended purpose.
7. You will be responsible for all persons who attend your event. All attendees, in sole judgement, must use the premises in a careful, safe, and proper manner. You may not permit any activities that, in our sole judgement, may pose a threat to public safety.
8. You agree that you will be fully responsible for anything which occurs on the premises during your event. You further release us, our employees, and officers from, and will indemnify and hold us, our employees and officers harmless from and against, any and all losses, liabilities, or damages (including attorney fees), for injuries to persons or property arising from or related to your rental of and use of the premises, from any cause whatsoever excluding only our gross negligence.
9. Law prohibits gambling or games of chances on the premises.
10. You may decorate in the party room, but the decorations must be removed by you before leaving. **Absolutely No tape, or anything shall be attached or stuck to the Mural Wall and Door! Glitter and Confetti are prohibited from use anywhere in the room!**
11. **Damages to the room will result in Estimated Repair costs to be charged to your credit card.** We want you to have fun, but please respect our room.
12. We reserve the right to cancel this contract at any time, and for any reason. You agree that you have been provided with a copy of and will comply with all the terms of our Rental Policies.
13. Ice water will be provided for your party, and your choice of either Iced Sweet Tea \_\_\_\_\_, or Lemonade \_\_\_\_\_. (Choose one)
14. If you wish to have any other special requests, please checkmark here \_\_\_\_\_ and then list the requests on the 2<sup>nd</sup> page of this contract.

Signed: \_\_\_\_\_ Email: \_\_\_\_\_

Renter's Name/Date

Phone # \_\_\_\_\_

Signed: \_\_\_\_\_ Date \_\_\_\_\_

Olde Schoolhouse Vineyard & Winery LLC.

**Please return all contracts to:**

Olde Schoolhouse Vineyard & Winery LLC

152 State Route 726 Eaton, OH 45320

Email: Event.planner@oshwinery.com

Phone 937-472-WINE (9463)

**Credit Card Info:**

Name on Card \_\_\_\_\_

Card # \_\_\_\_\_

EXP Date: \_\_\_\_\_ CVV# \_\_\_\_\_

Billing Zip Code: \_\_\_\_\_

### Party Room Special Requests (See line 14 above)

Signed: \_\_\_\_\_ Date \_\_\_\_\_ Phone # \_\_\_\_\_

## Renter

Signed: \_\_\_\_\_ Date \_\_\_\_\_

## Olde Schoolhouse Vineyard & Winery LLC.