

Windsong Ranch, LLC

Mailing address:

638 C 478A

Webster, FL 33597

*Make checks payable to:

Vivian Himes

(Event Contract)

The event contract has been made this ____ day of _____, 20____,
By Windsong Ranch, LLC located at 93 SW 132nd Road, Webster, Florida 33597
Sumter County and "The Client" _____, whose address is

And phone # _____.

Windsong Ranch is a working ranch and is owner of the venue for an event
described as _____ (name of event) on this ____ day
Of _____, 20____ (event day) from the hours of ____ to ____ (event
time) with a maximum number of ____ attendees under the terms and
conditions set forth herein.

Contract

1. Term. Subject to the terms and conditions contained in this Contract,
Windsong Ranch LLC hereby permits the Client to use the Venue on the
Event Date and Time for the sole purpose of conducting the Event
described above.
2. Cost of Event and Payments.
 - 2.1 Use Price. Windsong Ranch LLC Event Price schedule for the use of said
venue "Windsong Ranch"
Payment by the client of this contract will be made in 3 (three) installments
as follows:

Payments	Funds Due	Due Date
1st payment (Due upon signing to hold event date.) Minimum of \$500.00 deposit	\$ _____	Upon signing of this contract
2nd payment (Due 8 months prior to event date.) Should equal 1/2 of remaining balance	\$ _____	___ day of ____, 20__
Final payment (Due minimum of 60 days prior to event date.) Along with proof of event insurance.	\$ _____	___ day of ____, 20__

2.2 Hold date fee collected to secure event date and subsequent payments are non-refundable at the time the contract is executed.

2.3 Method of payment may be made by cash, check, or money order.

3. Effect of Violation: Injury. The Client shall conduct the Event in a competent and professional manner. Windsong Ranch will not be responsible for any injury to Client or Client's guest as a result in negligence.

4. Caterers, Vendors, and Service Providers must be licensed and insured.

4.1 Each Caterer, vendor excluding bartenders, (must use one of our certificated, licensed, and insured bartenders) and/or service provider (each "Provider") contracted by the client to provide food, goods, and materials or service is at the sole discretion of the client. Windsong Ranch shall not be responsible for any Providers' inability or failure to provide goods or service.

4.2 Additional Providers. Providers must hold and provide copies to the Ranch of all appropriate up-to-date licenses and permit, as required by the state, county and local governments. Providers must maintain and keep in force liability insurance naming the Ranch and affiliates designated by the Ranch as additional insured. The Client is responsible for providing all required licenses and insurance to the Ranch.

5. **INSURANCE:** A certificated of Liability insurance is REQUIRED to hold a private event at Windsong Ranch. The Client shall maintain Commercial General Liability Insurance, including Host Liquor Liability, in an amount of \$1,000,000.00 Combined Single Limit for Bodily injury and property Damage. Such insurance shall name Windsong Ranch, LLC as additional insured, and certificate with an endorsement much be provided (60) days prior to the event date. (Insurance is separate from and in addition to insurance provided by the caterer.)
6. **Alcohol.** Alcoholic beverages are permitted at the Event only when provided and served by our bartenders. The Client may not provide alcoholic beverages, and self-serve of alcoholic beverages, and self-service of alcohol beverages is expressly prohibited. The client must hold an open bar for the event. The Client understands that the Ranch does not permit the consumption or serving of alcoholic beverages to anyone under the age of twenty-one (21) years, in accordance with the Florida Law, and the client agrees to abide by all Florida alcoholic beverage laws. The Ranch reserves the right, at the Ranch sole discretion, to terminate consumption of alcoholic beverages by any person in attendance at or associated with the Event.
7. **No Liability.** Windsong Ranch shall not be responsible for any damage to, or theft vandalism of, any item(s) or possession(s) (a) left by the Client, providers, or the Client's guest at the venue or the Ranch or (b) physically moved by the Ranch, its agents, or employees for the Client, Providers, or the Client's guest before or after the Event.
8. **Indemnity/Hold Harmless.** The client shall indemnify, defend, and Windsong Ranch, Its Employees and its agents harmless from any and all claims, damages, liabilities, cost, and expenses, including those incurred at the trial and appellate levels and in any bankruptcy, reorganization, insolvency or similar proceedings, arising directly or indirectly from or out of (1) breach of the Client's representations as set forth on this contract, or (2) any other failure by the client to comply with its obligations hereunder.

The provisions of the paragraph shall survive the expirations or termination of this contract.

(SIGNATURE PAGE TO THE WINDSONG RANCH EVENT CONTRACT)

IN WITNESS WHEREOF the parties have executed this Contract effective as of the date first stated above.

**THE RANCH
WINDSONG RANCH LLC, WEBSTER FLORIDA:**

By: _____

Name (print): _____

Title: _____

Dates: _____

THE CLIENT:

Sign: _____

Name (print): _____

Title (If any): _____

Dated: _____

Email: _____