



Shadow Lounge, LLC
5972 Baum Blvd., Pittsburgh, PA 15208
Phone# 412.363.8277 e-mail bookings@7thmovement.net

Facility Rental Agreement Form

This Facility Rental Agreement (this "Agreement") is made effective [Today's Date], by and between the Shadow Lounge, LLC (the "company") [Customer's Name] (the "Client").

- 1. Description of Services. The Client will rent out the Shadow Lounge, located at 5972 Baum Blvd., Pittsburgh, PA, 15206, for the following date(s) and time(s):
2. Payment of Rental Fee. The Client will pay the amount of \$ [redacted]. 100% is due when this Agreement is signed. After 30 Days and up until 14 days of the rental date, a 50% refund will be granted. There will be no refund granted less than 14 days prior to the rental date. Total due: \$ [redacted].
3. Bar Guarantee. The Client will agree to meet a bar guarantee of \$ [redacted] for the duration of their event. Client will owe any balance due.
4. Bar Back End Bonus. Client will receive [%] of Bar Revenues above \$ [redacted].
5. Other Charges. The following charges are extra, and are to be included with the total cost. Other Charges will be due the day of the rental date.

Extra Fees:

Private Party \$25/hour. Closed to the public and/or street traffic. Includes Outside Food Fee
Outside Food 30% of Rental Rate. Allowance of Outside Food brought onto the premise with the intent to sell and/or serve.

Art Commission 20% Commission on all original works sold

Total Extra Charges : \$ [redacted] Due with the remaining balance

- 4. Term/Termination. This Agreement shall terminate automatically on [Date].
5. Relationship of the Parties. It is understood by the parties that the Client is a customer and not an employee of the Shadow Lounge, LLC.
6. Indemnification. The Client agrees to indemnify and hold the Shadow Lounge, LLC harmless from all claims, losses, expenses, fees including attorney fees, cost, and judgments that may be asserted against the Shadow Lounge, LLC that result from acts or omissions of the Client, their/his/hers employees, guests, and/or agents.
7. Commitments. The Shadow Lounge, LLC will provide a clean and ready space, use of existing store fixtures, sound board operations, door collection, and a on duty management (Management is responsible for the safety of the event. Any assistant in event coordination, room design, sound checks, and/or labor, is strictly by volunteer basis only). The company does not supply any extra sound/lighting equipment, store fixtures, technical support, and/or food/beverages.
8. Use of the Shadow Lounge Brand. Clients are encouraged to use the Shadow Lounge Logo on all marketing material. The Shadow Lounge shall be referred to as "a Performance Lounge & Venue" in all marketing and press material. The Shadow Lounge is an 18 years & Over venue. All clients, artists, and guests, must be at least 21 years old to drink on the premise. Proper ID must be presented. The age policy shall be marketed as "18+Over/21+ Over to Drink". The location of the Shadow Lounge shall be marketing as "Baum Blvd. at S. Highland Ave., East Liberty, Pittsburgh". Please direct your customers to www.shadowlounge.net for directions and further information.
9. Alcohol Policy. Shadow Lounge is an 18+Over Venue serving alcoholic beverages in both the Main and the Blue Room. It is the responsibility of the Shadow Lounge, LLC to card, wristband, and monitor the consumption of all alcoholic beverages on the premise during events. The Shadow Lounge, LLC has the right to limit the serving and consumption of alcoholic beverages to the Blue Room only, during certain events. This decision is based on the management's discretions.
10. Serve ability. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

Shadow Lounge, LLC

BY: [redacted] Date: [redacted]

Justin Strong/ Tim Guthrie

Customer (Please Print)

BY: (Sign) [redacted] Date: [redacted]

[Customer's Name or Principal]