



Boone County Fairgrounds – Lease Agreement

Boone County Agricultural Association
 1601 Industrial Park Road, Boone, Iowa 50036
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 Fair Manager: Ashley Fitzgerald

The following agreement has been made by and between the **BOONE COUNTY AGRICULTURAL ASSOCIATION** of Boone, Iowa (Lesser) and

Name of Lessee _____ Address _____
 Phone _____ Email _____

1. **Lease:** The Lessee leases from the Lesser the following property: for the following date(s)

2. **Rental:** The Lessee shall pay \$ for rental of the leased property. A deposit of \$ is required with the signing of this lease. The balance of rent is due at the time of occupancy (when you pick the key up.) If you need to cancel due to the weather, we will refund all of your money. **THERE IS NO SMOKING ALLOWED INSIDE ANY OF THE BUILDINGS.** There is an AED machine located in the Community Building. If you would like to have access to it, please request a key for this building. Please be respectful of the neighbor’s property. Do not drive or park on their yard. If additional garbage pick up is required, these charges will be billed to you separately.

3. **Security Deposit:** The Lessee will deposit the sum of **\$500**(can be a separate check) as security for the faithful performance by the Lessee of this property. If the premises and/or property is left in the condition agreed upon, and the attached rules are followed, the deposit will be returned. A checklist will be provided to you as to the expectations. If the property is not satisfactory, it will be cleaned or repaired and the balance of the deposit kept by the Lessee.

4. **Clean Up:** The Lessee will be responsible for cleaning all spaces utilized following the event. This includes: sweeping the building (including restrooms & hallways), mopping if any spills were made, and trash emptied to the dumpster, all decorations must be removed (including nails, tape etc. if used). If any large messes were made in the restroom, those must be cleaned up as well. All cleaning supplies will be provided.
 If kitchen is used: empty and clean all appliances (refrigerator, freezer, oven, and microwave). Clean all surfaces including counter tops, sinks, etc. Sweep floor and mop if needed.

5. **Return:** Upon the termination of this lease, the Lessee shall return the leased property to the Boone County Fairgrounds, Boone, Iowa, in as good as condition as the property existed at the time the Lessee obtained possession (reasonable wear and tear expected as determined by the Lesser). Tables and chairs should be returned to the location in which they came from.

6. **Notification of Damages:** Lessee shall immediately notify Lesser as to any damages to the leased property.

7. **Insurance:** Lessee will provide to Lesser a Certificate of Insurance. We must have this on file before your event.

8. **Food/Alcohol Sales:** All alcohol must be purchased through the Fair Office (alcohol rules & request form due to the office one month prior to your event). The renter cannot bring in their own alcoholic beverages. The fair board has no restrictions on food caterers.

9. **Key Pick Up/Return** Fair Office hours are Monday & Tuesday from 8:00am – 3:00 pm & Thursdays from 1:00pm – 7:00pm. Keys must be picked up and returned during those hours. If keys are not returned within three days from your rental date, the board will keep \$100 of your security deposit for each day late.

Lesser _____ Date _____

Lessee _____ Date _____