

River Bend ~ 2016 Rental Agreement
P.O. Box 312 Lyons, CO 80540 303.746.6266

LyonsFarmette.com

This contract is between Whipp Properties, LLC, doing business as The Lyons Farmette/ River Bend Properties, and: _____

We agree to rent the property at 501 West Main Street, Lyons, CO for the purpose of:
_____ on ____/____/____.

Number of expected guests: _____. Maximum 200 guests.

Names of bride and groom: _____.

I. The Rental includes the following:

1. The exclusive use of 2 acres of the River Bend property from 12:00 pm until 11:00 pm, unless otherwise agreed.
2. The use of the main field, gardens, parking lot, dressing areas for bride and groom, a tent for up to 200 guests.
3. Tables and chairs for up to 200 people.
4. A basic sound system for your ceremony and toasts. River Bend will only allow acoustic bands starting in 2016.
4. Firewood and the use of the fire pit, provided there is no fire ban in effect.
5. Clean and well stocked bathrooms.
6. An Event Manger who will communicate with you in the months prior to your wedding and answer any questions. She will also be at your walk through and will be at your wedding all day.
7. A 1 hour wedding rehearsal which usually takes place the morning before your wedding.

Total rental amount \$ _____ **50% Deposit \$** _____

II. Professional Day Of Coordinator: All wedding couples who have not hired a full service wedding coordinator must have a professional day of event coordinator who will ensure that all the details of the event come together as planned. This person may *not* be a family member or wedding guest. In order to guarantee the success of your event, this person must also have professional event planning experience.

III. Caterers and Bartenders: All events are required to use a professional, licensed caterer chosen from our list of preferred vendors. All menu items must be provided by your caterer. If you use a **food truck** as your caterer, extra staff is mandatory, and we will consult with you on how many staff you need to hire to serve and clean up.

Every event at which alcohol will be served must hire a bartender from our preferred vendor list. Each of these bartenders has the liability insurance we require. You can bring your own beer, wine and alcohol, but your bartender has to pour every drink. We highly discourage overconsumption of alcoholic beverages. Please choose a shuttle or designated driver.

IV. Music and Sound: River Bend will be an ACOUSTIC ONLY (non amplified music) venue in the 2016 season and beyond. This is a town rule since we were having noise complaints from neighbors. The good news that you have amplification for your ceremony and toasting and also one vocalist in your band can have a microphone, but all instruments will be unplugged. We will be able to provide you with a sound system and microphone for your ceremony and toasting. Personally, we think acoustic bands are quite classy and will make your wedding more memorable!

V. Clean Up: Please leave River Bend as you found it. Everything from your event **must be cleaned up by 11:00 PM.** This includes all the areas you have used during your rental. Your caterers and hired staff are usually responsible for these tasks. All personal belongings must be removed from the premises.

VI. Miscellaneous: Children must be kept under close adult supervision at all times. There are potential dangers associated with the river, heavy machinery, stored equipment, traffic, and other aspects of the property. **Dogs** may participate in ceremonies, but we don't want them running around unsupervised. If you choose to use **paper products** instead of china, we request that you use **zero waste compostable products**. Parking is in the **designated parking lot**. Our parking is limited; we encourage carpooling or the use of a shuttle service.

The following are **absolutely prohibited** at River Bend:

1. Glitter, confetti, plastic water bottles or any plastic, including imitation flower petals (birdseed and flowers may be used outside only).
3. Dance floors ~ rented dance floors kill the grass. We have a covered dance floor on the property for your use.
4. Sparklers or Chinese lanterns
5. Karaoke, yelling, loud chanting.

VII. Deposit and Refund Policy

A deposit of \$_____ (50% of total price) will reserve this date and time. The balance is due 30 days prior to the event. Checks must be made out to The Lyons Farmette and sent Box 312 Lyons, CO 80540. In case of a cancellation, we'll refund of 90% of what you have paid (deposit or full balance) if we are able to rebook the date.

We agree to the conditions above.

Signatures: _____

Address: _____

Emails: _____

Phone numbers: _____
