

EVENT SPACE RENTAL AGREEMENT

THIS AGREEMENT (“the Agreement”), made as of this ____ day of _____, 20____, by and between **TFC Retreats, LLC d/b/a Texas Forest Country Weddings** (the “Lessor”), whose business address is **156 Grimes Flournoy Road, Huntington, Texas 75949** and _____ of _____ (the “Renter”) collectively, the “Parties.” The parties hereto, intending to be legally bound, and in the consideration of the mutual covenants hereinafter contained, agree as follows:

Venue Rental

Lessor hereby grants a limited and revocable license (the “License”) to the Renter to use the space provided under the attached exhibit:

- Platinum Wedding Package
- Gold Wedding Package
- Silver Wedding Package
- Other Event

Event

The Renter shall hold the following Event:

_____ (the “Event”) between _____ day of _____, 20____ at _____ .m. and ____ day of _____ at _____ .m. Renter is authorized to use the Space to hold the Event, and for the following purposes:

Fees

Renter shall pay to Lessor a total fee of \$_____ (the “Fee”), for the use of the Space. The total fee shall be paid as follows:

\$_____ payment in full or if agreement for pay out:

Down payment equal to 1/3 of the total = \$_____ upon execution of contract.

Monthly payment of \$_____ (the balance divided by the number of months between execution of contract and 90 days before the event)

Security Deposit

Renter shall pay to Lessor a security deposit of \$500.00 (the “Security Deposit”), upon signing this contract.

Space Specifications

Lessor will provide Renter the following amenities and services at the Space:

Disclaimers

The Space shall be provided by the Lessor who makes no warranty regarding the suitability of the Space for Renter’s intended use.

All Space (including furniture, fixtures, and equipment) is set apart to be used in accordance with Lessor’s Declaration of Purpose, which is incorporated herein by reference as if fully set forth herein. Further, all Space shall be operated in accordance with Lessor’s sincerely held religious beliefs and consecrated to Lessor’s purpose because the Space is a provision from God and dedicated to furthering His mission.

Lessor hosts all activities in order to advance or express its Christian mission, message and viewpoint. The Space’s use shall be exclusively conditioned on whether the use comports with Lessor’s purpose, as all facility usage is an opportunity to glorify God.

Guidelines and Requirements

Therefore, Lessor’s property is exclusively reserved for Renters who agree to abide by TFC Retreats, LLC’s Statement of Faith, which are incorporated by reference, as if fully set forth herein.

Likewise, Lessor’s facilities are not generally open to the public and may not be used by persons or groups for purposes that contradict the Lessor’s beliefs, as stated in the Declaration of Purpose and Statement of Faith, which would constitute a grave violation of Lessor’s faith and religious practice, as well as degrade Lessor’s religious integrity. (2 Corinthians 6:3 and 14; 1 Thessalonians 5:22). Each Renter utilizing Lessor’s facilities

(including equipment and property) is required to abide by these guidelines, requirements and use restrictions at all times. Each individual, group, or organization is required to sign Lessor's Event Space Rental Agreement.

Condition

After the completion of the Event, the Renter shall leave the Space in the same or similar condition as received from the Lessor.

Damages

Beyond ordinary wear and tear, Renter shall be responsible for any damage caused by Renter's use of the Space. Renter shall arrange for the repair of any such damage. In the event Renter does not make any necessary repairs, Lessor shall arrange for the same at Renter's expense.

Cleanup

Renter will be responsible for cleaning all trash generated at the Event and depositing it in the proper waste receptacles on site.

Ownership/Control

Lessor possesses the exclusive power to enforce conformity of belief. In regards to facility usage, Lessor seeks to avoid formal or material cooperation with conduct that contradicts its religious doctrine and practice, as all facilities are utilized in a manner to advance or express Lessor's Christian faith, message, and viewpoint. (Colossians 3:17). In the event that facility use departs in any way from Lessor's Statement of Faith and Declaration of Purpose, Owner, Robert Flournoy, shall exclusively resolve any disputes. Robert Flournoy alone may make inquiry into the usage of Lessor's facilities and is therefore essential to the resolution of the controversy.

Lessor reserves the right to coordinate and schedule alternative activities and events in facilities.

Lessor reserves the right to accept or deny any applicants who seek to utilize or reserve Lessor facilities. Permission that is granted to Renter to utilize Lessor facilities or property shall not be transferred or passed to any alternative individual, group, or organization without the permission of Lessor.

Right of Entry

Lessor shall have the right to enter the Space at any time for any reasonable purpose, including any emergency that may threaten damage to Owner's property, or injury to any person in or near the Space.

Indemnification

Renter hereby indemnifies and holds harmless Lessor from any damages, actions, suits, claims, or other costs (including reasonable attorney's fees) arising out of or in connection with any damage to any property or any injury caused to any person (including death) caused by Renter's use of the Space, including any acts or omissions on

the part of Renter, its guests, employees, officers, directors, independent contractors, or other agents. Renter shall notify Lessor of any damage or injury of which it has knowledge in, to, or near the Space, regardless of the cause of such damage or injury.

Security Deposit

The security deposit will be forfeited if Renter terminates the contract for any reason. If the event is completed, Renter will receive the security deposit back less any amount required for cleanup or damages to the property.

Revocation

Lessor shall have the right to revoke the License at any time prior to the Event Date, provided it give Renter prior written notice of revocation. In the event that Lessor revokes the License prior to the Event for reasons other than nonpayment of fees or breach of this Agreement by Renter, Lessor shall refund to Renter the full amount paid by Renter in connection with this Agreement, including the entire Deposit.

Cancellation

Renter may cancel the Event by notifying Lessor by providing notice ninety (90) days or more before the Event Date. In such an event, Lessor shall refund to Renter fifty percent of the amount of the Rental Fee. In the event the Event is cancelled by Renter within ninety (90) days of the Event Date, Lessor shall have the right to retain the full payment.

Assignment

Neither Party may assign or transfer their respective rights or obligations under this Agreement without prior written consent from the other Party.

Governing Law

This Agreement shall be construed in accordance with, and governed in all respects by the laws of the State of Texas, without regard to conflicts of law principles. Angelina County shall be the venue for any litigation.

Entire Agreement

This Agreement constitutes the entire agreement between Renter and Lessor, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings, or other agreements, whether oral or written, relating to the subject matter of this Agreement.

Acknowledgment

I have received, reviewed and agree to adhere to all Lessor's policies and purposes, including but not limited to the Statement of Faith attached hereto as Exhibit A. I have read and fully understand this Event Space Rental Agreement and hereby expressly agree to adhere to all guidelines, requirements, restrictions and other provisions set forth herein.

I request to use the facilities for the express purpose indicated above, and will utilize said facilities in a manner consistent with these stated purposes. To the best of my knowledge, I am not aware that the reserving individual, group, or organization advances will utilize the Space in a manner that conflicts with the Lessor's faith or moral teachings, as previously set forth.

It is agreed and understood that this contract shall remain in force only for the term in which I comply with Lessor's policies, as set forth herein, and as long thereafter as I comply. I understand that all facilities privileges automatically terminate if I engage in any conduct or avocation of conduct that stands in contradiction to Lessor's stated beliefs, policies, and purpose as set forth herein. I agree to notify Lessor's authority immediately upon the knowledge that facilities or properties are being utilized in a manner inconsistent with these policies. I submit to the designated authority of Robert Flournoy to resolve any disputes relating to property or facility use.

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed the day and year first above written.

RENTER

By: _____

LESSOR:

Texas Forest Country Weddings

By: _____

EXHIBIT A

STATEMENT OF FAITH; **MARRIAGE AND HUMAN SEXUALITY**

PREAMBLE

As the owner of the Texas Forest Country Wedding venue:

We believe that all matters of faith and conduct must be evaluated on the basis of Holy Scripture, which is our infallible guide (2 Timothy 3:16-17). Since the Holy Bible does speak to the nature of human beings and their sexuality, it is imperative that we correctly understand and articulate what the Bible teaches on these matters.

We are committed to the home and family as set forth in Holy Scripture. We believe God has ordained and created marriage to exist between one man and one woman, with absolute marital fidelity. The Bible sets forth specific home and family values, which include the distinct roles of husbands and wives, fathers and mothers and children. It is our firm conviction that we uphold the dignity of each individual as we embrace the unchanging and longstanding principles of scriptural truth.

RELIGIOUS BELIEFS

Based on Holy Scripture and the constant moral teaching of the Bible, we believe that:

God has ordained the family as the foundational institution of human society. It is composed of persons related to one another by marriage, blood, or adoption.

Marriage is the uniting of one man and one woman in covenant commitment for a lifetime. It is God's unique gift to reveal the union between Christ and His church and to provide for the man and the woman in marriage, the framework for intimate companionship, the channel of sexual expression according to the biblical standards and the means for procreation of the human race.

The husband and wife are of equal worth before God, since both are created in God's image. The marriage relationship models the way God relates to His people. A husband is to love his wife as Christ loved the church. He has the God-given responsibility to provide for, to protect, and to lead his family. A wife is to submit herself graciously to the servant leadership of her husband even as the Church willingly submits to the headship of Christ. She, being the image of God, as is her husband, and thus equal to him, has the God-given responsibility to respect her husband and to serve as his helper in managing the household and nurturing the next generation.

Children, from the moment of conception, are a blessing and heritage from the Lord. Parents are to demonstrate to their children God's pattern for marriage. Parents are to teach their children spiritual and moral values and to lead them, through consistent lifestyle example and loving discipline, to make choices based on biblical truth. Children are to honor and obey their parents.