

**TWIN SISTERS HALL RENTAL AGREEMENT AND POLICY  
TWIN SISTERS DANCE HALL INC.**

Date of Rental: \_\_\_\_\_  
Expected Check-In Day/Time: \_\_\_\_\_  
Expected Checkout Day/Time: \_\_\_\_\_

Renter Name: \_\_\_\_\_

This Rental Agreement contains important information regarding the use of Twin Sisters Dance Hall located at 6720 South Hwy 281, Blanco Texas 78606. Please read and review the items listed in this contact.

1. Hall Rental Agreement

Hall Rental Agreement will be obtained from the Twin Sisters Dance Hall Club representative. No rental will be considered until a completed and executed Agreement is submitted to the Twin Sisters Dance Hall Club, along with the appropriate fees, including the necessary "Security Deposit". All rentals are subject to approval of the Twin Sisters Dance Hall Club and a signed Agreement will be returned to the renter.

2. Fees and Deposits

A. Hall Rental

..... \$\_\_\_\_\_ from 10:00am the day **prior** to date of event and up to **3:00pm the day after the event**. Key to the hall will be given to the renter at the time of check-in.

NOTE: Renter must meet with a Twin Sister's representative at the end of the rental to inspect the hall and return the key.

..... the Hall may be rented for an additional 3 hours either prior to the 10:00 a.m. check-in or the 3:00 p.m. checkout for an additional fee of \$100.

..... Security is required at a minimum of 4 hours per event at \$35.00 per hour/per officer. If alcohol is served/consumed, then a minimum of two officers is required.

..... Special events/fundraisers - to be determined by the Twin Sisters Dance Hall Board

B. Security Deposit

.... \$500.00

The security deposit must be received with the Twin Sisters Hall Rental Agreement and Policy. The security deposit will be returned within 15 days following the renter's function, provided that ALL of the guidelines have been adhered to and followed. In the event that guidelines have not been met, Twin Sisters Dance Hall reserves the right to withhold some or all of the security deposit subject to damages or miscellaneous expenses incurred during the rental period. If damages occur that is more than the security deposit, renter agrees to either perform the repairs to the Twin Sister Board's satisfaction, or pay for the repair of any extra damages. Refer to Damages Clause.

### 3. Cancellation Policy

A timely written cancellation request must be received by the Twin Sisters Dance Hall in order to obtain a refund as follows:

.....If a written notice of cancellation is received 30 days or more before the event, a full refund of the rental fee and security deposit will be given.

.....If a written notice of cancellation is received 15 to 29 days before the event, a full refund of the rental fee but the security deposit will be forfeited.

.....No refunds will be given within 14 days of the event. Extreme emergencies will be given full consideration.

### 4. Duration of the Lease

.....Each rental will be for the period beginning at 10:00am the day prior to date of event and ending at 3:00pm the day after the event.

.....Additional time must be requested at the time of application and paid by the applicable deadline. See 2. Fees and Deposits

.....Event is expected to be over by 1:00am the day of the event. Doors and gates will be locked at that time.

### 5. Hall Set Up

..... To maintain the integrity of this historic dance hall: **NO food, drink, tables or benches on the dance floor**; hall tables and chairs must be left inside. The hall will be set-up by the renter. If any tables, benches, chairs, or any other property are moved from their location, it is the responsibility of the renter to return these items to their original location. Should any of these items not be replaced in their original location following renter's event or these items are damaged or damage to the floor occurs, a portion of or all of the renter's security deposit will be forfeited.

### 6. Decorations

.....To maintain the integrity of this historic dance hall: Staples, nails, thumbtacks, screws, SHALL NOT be used in decorating the hall. The use of such items by renter will constitute "damages" and the renter's security deposit will be forfeited. Adhesive tape (tape must not damage hall) or zip/cable ties may be used for affixing decorations.

### 7. Grounds and Parking

.....Grounds and parking are limited to within 200 feet of the Twin Sisters Hall building on all sides. At end of the event, all trash should be picked up and placed inside the dumpster provided by Twin Sisters Dance Hall Club. Any trash or debris left in the building or on the grounds will result in forfeiture of security deposit.

### 8. Hall Clean Up

.....The Renter is responsible for the general clean up of the hall and grounds. Renter will be responsible for the removal of all decorations, personal property, and garbage and return all tables and benches to original location. All rubbish (including food) must be placed INSIDE the dumpster provided; nothing shall be dumped on the property grounds. Failure to return the hall and grounds to their pre-event status will result in forfeiture of the renter's security deposit.

8. Prohibited Items checklist:

- .....No open flames, fireworks, pyrotechnics, or other extremely flammable materials may be used or placed in the hall
- .....No gasoline, kerosene or diesel heaters may be used or placed in the hall
- .....No firearms are permitted anywhere on the Twin Sisters property at any time
- .....No smoking inside the Hall
- .....No FOOD or DRINK on the DANCE FLOOR
- .....No tables or chairs on dance floor without special provision
- .....No kegs, ice chest or water on DANCE floor
- .....No confetti in the building. All exterior confetti must be biodegradable such as rice, bird seed, etc.
- .....No open campfires on the property grounds
- .....No illegal activity of any type will be permitted

9. Hall Security

.....Law enforcement officers will be scheduled by Twin Sisters Dance Hall to be at the premises for the duration of the event. All costs of law enforcement will be the responsibility of and paid by the renter, minimal time of 4 hours at \$35.00 per hour/officer. If alcohol is served, then two (2) security officers will be hired. See 2. Fees and Deposits

10. Damages

.....Any damages that are a direct result of the renter's event, per this Agreement, will be deducted from the \$500 security deposit. If the amount of damages is determined to be greater than \$500.00 the renter will be responsible for all repairs or for payments (per a cost estimate obtained by the Twin Sisters Dance Hall, Inc.) to return the hall in its original condition.

11. Alcohol Beverage Policy

.....**ALL LIABILITIES ARE ASSUMED BY THE RENTER WHEN PROVIDING ALCOHOL AND THE RENTER SHALL NOT ALLOW ANY INTOXICATED PERSON TO OPERATE A MOTOR VEHICLE.**

**Note: Texas Law prohibits the sale of alcoholic beverages by Tenant/Renter.**

12. Indemnification/Hold Harmless

.....Renter, by executing this Agreement, hereby, agrees to indemnify and hold harmless the Twin Sisters Dance Hall Club, Inc. (its volunteers, members, board and officers and employees) from and against any and all claims, damages, losses, and expenses (including, but not limited to, attorney's fees) resulting from renter's use of the facilities, including Twin Sisters Dance Hall Club, Inc. (its volunteers, members, board and officers and employees) own gross negligence.

**13. Twin Sisters Dance Hall Club Inc reserves the right to immediately cancel this lease and retain all deposits if renter fails to comply with any of the stated requests; breeches any of the terms or permits unsafe conditions to exist.**

14. Amendments

.....This Agreement may be amended only in writing by the Twin Sisters Dance Hall Club to fit the particular needs of renter. This would require the approval of the Twin Sisters Hall Board of Directors.

15. Acceptance of Premises

**By signing below, renter acknowledges that he/she has read, understood, and approved this agreement and acknowledges that he/she is solely responsible to comply with all terms of this Agreement.**

Date of Event \_\_\_\_\_

Signature of Renter: \_\_\_\_\_

Date: \_\_\_\_\_

Printed Name of Renter: \_\_\_\_\_

Address of Renter: \_\_\_\_\_  
\_\_\_\_\_

Signature of Twin Sisters Dance Hall Club, Inc. \_\_\_\_\_

Date: \_\_\_\_\_

**TWIN SISTERS DANCE HALL CLUB, INC**

830-833-5773  
6720 South Hwy 281  
Blanco Texas 78606

PO Box 1468  
Blanco Texas 78606

[twinsisterhall@gmail.com](mailto:twinsisterhall@gmail.com)  
www.twinsisterwill.com  
Twin Sisters Dance Hall Face Book Page

**In case of Emergency: 911  
Blanco County Sheriff 830-868-7104**

**RULES AND REGULATIONS CHECKLIST:**

- No FOOD or Drink** permitted on the dance floor
- No open flames, fireworks, pyrotechnics, or other extremely flammable materials may be used or placed in hall
- No gasoline, kerosene or diesel heaters may be used or placed in the hall

No firearms are permitted anywhere on the Twin Sisters property at anytime  
No smoking inside Hall  
No tables or chairs on dance floor without special provision  
No kegs, ice chests or water on dance floor  
No confetti in the building; all exterior confetti must be biodegradable such as rice, bird seed, etc.  
No open campfires on the property grounds  
No staples, nails, thumbtacks, or screws will be used in the hall decorations  
No illegal activity of any type will be permitted

- + Contained fires in barbeque pits (etc) must be 20 feet or more from the building; County Burn Bans must be followed.
- + All benches, chairs, tables must remain in the Hall and returned to their original locations
- + All rubbish (including food) must be placed INSIDE the dumpster provided; nothing shall be dumped on the property grounds.
- + Aluminum cans should be disposed of in the recycle receptacles provided
- + All candles must have the flame contained by glass containers at all times.
- + Renter is responsible for general clean up of the hall and grounds; mops and cleaning supplies are provided in the closet near the bar.
- + Renter is responsible for removal of hall decorations.

**ALL LIABILITIES ARE ASSUMED BY THE RENTER WHEN PROVIDING ALCOHOL AND THE RENTER SHALL NOT ALLOW ANY INTOXICATED PERSON TO OPERATE A MOTOR VEHICLE.**

**Texas Law prohibits the sale of alcoholic beverages by Tenant/Renter.**

Failure to abide by the Twin Sisters Dance Hall Club's Rules and Regulations will result in forfeiture of the renter's security deposit.