

WELCOME TO HISTORIC TWIN SISTERS DANCE HALL

TWIN SISTERS DANCE HALL RENTAL CONTRACT AND POLICIES

TWIN SISTERS DANCE HALL, INC.

DATE OF RENTAL: _____

EXPECTED CHECK IN DAY/TIME: _____

EXPECTED CHECK OUT DAY/TIME: _____

This Rental Contract contains important information regarding the use of Twin Sisters Dance Hall located at 6720 South US Hwy 281, Blanco Texas mailing address of PO Box 1468, Blanco Texas 78606. Please read and review all the items listed in the contract.

1. TWIN SISTERS DANCE HALL CLUB CONTRACT

Twin Sisters Dance Hall contract can be obtained from the Twin Sisters Dance Hall Club. No rental will be considered until a completed and executed contract is submitted to the Twin Sisters Dance Hall Club along with all appropriate rental fees and all "Security Deposits". All rental contracts are subject to approval by the Twin Sisters Dance Hall Club and a signed contract will be returned to the renter.

2. FEES AND SECURITY DEPOSITS

A. HALL RENTAL

\$1,500

9:00 am to 12:00 midnight the day of the event. Payment must be received 30 days prior to rental date. No exception for no one unless approved by Twin Sisters Dance Hall board.

Twin Sisters Dance Hall can be rented for additional hours at **\$100.00** per hour

Twin Sisters Dance Hall will set up and have a paid security/staff on site from 9:00 am until 12:00 midnight at the ended of the event. (Renter will be responsible for paying directly to the security/staff at \$40.00 per hour.) One or two security/staff will be required during the entire event. (This is included in the \$1,500 rental fee unless deemed by Twin Sisters Dance Hall that event will require more security. At that time renter is responsible for paying additional security before event)

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

Renter will not be allowed to bring in any alcohol except hard liquor only, Twin Sisters will provide a minimal 2 bartenders at \$10.00 per hour plus tips (renter is responsible for paying bartenders). Beverages will be available at bar retail price for the renter and will be stocked prior to the renter's event See list below:

Wine, Beer, Champagne, Water, Sodas, Gatorade, Club Soda
(For specific requests Twin Sisters Will be ordered.)

Twin Sister Dance Hall Cleaning Fees
(Provided by outside cleaning service: Hull Home Services)
Contact Rhonda Hull : [210-818-6504](tel:210-818-6504)

B. SECURITY DEPOSITS (Refundable if hall or any hall property is not damaged)
\$700.00

The security deposits must be received with the Twin Sisters Hall Rental Agreement and Policy before date will be held. Security deposit will be returned within 15 days following the renters' function, provided that **ALL OF THE GUIDELINES HAVE BEEN ADHERED TO AND FOLLOWED**. If guidelines have not been followed, Twin Sisters Dance Hall reserves the right to withhold some or all the security deposit subject to damages, or miscellaneous expenses incurred during the rental contact event. If damages occur that is more than the security deposit, renter will be held responsible for repair of any damages that is over the amount of the security deposit of \$700.00. Refer to Damage Clause.

3. CANCELLATION OF CONTRACT

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

If a written notice of cancellation is received 30 days or more **BEFORE** the event was to occur. Full refund of the rental contract fee will be given, but the security deposit **WILL BE FORFEITED.**

No refund will be given within 29 days of the event. In the event of an extreme emergency it will be given a full consideration.

4. DURATION OF THE CONTRACT

Each rental contract will be for the period beginning at 9:00 am the day of the event until 12:00 midnight the day of the event.

Additional time must be requested at the time of application deadline. (See 2 Fees and Deposits)

Event is expected to be over by 12:00 midnight the day of the event. Doors will be locked at 12:00 midnight and all decorations/personal items must be removed. (See page 3 Twin Sisters Hall)

5. TWIN SISTERS DANCE HALL SET UP

Twin Sisters Dance Hall will be set up by the renter and must maintain the integrity of this historic Twin Sisters Dance Hall: **NO FOOD, DRINKS, and TABLES OR BENCHES ON THE DANCE FLOOR. ALL TWIN SISTERS DANCE HALL TABLES AND CHAIRS MUST BE LEFT IN INSIDE THE HALL.** The hall will be set up by the renter. **If any tables, benches, chairs, or any other property are removed from their location, it is the responsibility of the renter to return these items to their original locations. Should any of these items not be replaced in their original locations following the renters' event or these items are damaged or damage to the dance floor occurs, all the renters' security deposit of \$700.00 will be forfeited. If damages exceed the amount of the security deposit of \$700.00 it will be the renters' responsibility to pay the difference to Twin Sisters Dance Hall**

6. DECORATIONS

To maintain the integrity of this historic Twin Sisters Dance Hall: **STAPLES, NAILS, THUMBSTACKS, SCREWS, PUSH PINS and TAPE (OF ANY KIND) SHALL NOT BE USED IN THE DECORATION ON THE TWIN SISTERS DANCE HALL. NO CONFETTI OR FLOWER PETALS is to be used inside or outside of the hall.** The use of the previous stated items by the renter will constitute **"DAMAGES"** and the renters' security deposit will be forfeited. Only acceptable items for use in decoration will be zip or cable for affixing decorations in the Twin Sisters Dance Hall. **THERE WILL BE NO HANGING ITEMS ABOVE STAGE OR ON THE HISTORICAL ADVERTISEMENT SIGN.**

7. GROUNDS AND PARKING

Grounds and parking are limited to within 200 feet of the Twin Sisters Dance Hall Building on all sides. All trash should be picked up and placed inside the dumpster provided by Twin Sisters Dance Hall by the renter at the end of the event. **ALL**

TRASH OR DEBRIS LEFT IN THE BUILDING OR ON THE GROUNDS WILL RESULT THAT THE RENTERS' SECURITY DEPOSIT WILL BE FORFEITED.

8. TWIN SISTERS DANCE HALL CLEAN UP

The renter is responsible for all cleanup of **TWIN SISTERS DANCE HALL AND GROUNDS.**

Renter will be responsible for the removal of all decorations, personal property, and garbage and return all tables, benches and chairs to their original location. All rubbish (**including food**) must be placed **INSIDE** the dumpster provided: **nothing shall be dumped on the property of Twin Sisters Dance hall grounds of twin Sisters Dance Hall.** Failure to return the hall and grounds to their **pre-event status** will result in forfeiting of the renters' security deposit.

Use **ONLY** Dry Mop or Paper Towels to clean up and spills. **DO NOT USE WATER** or any other liquid to clean Twin Sisters Dance Hall floor and renter will notify staff immediately

9. PROHIBITED ITEMS CHECKLIST BELOW:

No open flames, fireworks, candles, sparklers, pyrotechnics, or other extremely flammable materials may not be used in the Twin Sisters Dance hall OR on property grounds.

No gasoline, kerosene or diesel heaters may not be used in the Twin Sisters Dance Hall or on the property grounds.

No firearms are permitted anywhere in the Twin Sisters Dance Hall or on the property grounds at any time.

No smoking inside the Twin Sisters Dance Hall at any time.

NO FOOD OR DRINKS ON THE DANCE FLOOR.

No moving of the display cases, No tables or chairs on dance floor without special provision.

No kegs, ice chest or water on the Dance Floor

No Confetti in the building. NO GLITTER. All exterior confetti must be biodegradable such as bird seed.

No flower pedals on Twin Sisters Dance floor or inside the hall anywhere.

No open campfires on Twin Sisters Dance Hall property grounds.

No illegal activity of any type will be permitted in the Twin Sisters Dance Hall or property grounds.

10. TWIN SISTERS DANCE HALL SECURITY

Depending on event if deemed that Twin Sisters Dance Hall should need additional security, Twin Sisters Dance Hall will obtain paid security/staff on site until close of the event at 12:00 midnight day of the event. **(RENTER WILL BE RESPONSIBLE FOR PAYING DIRECTLY TO THE SECURITY/STAFF PRIOR TO THE DAY OF THE EVENT.)**

11. TWIN SISTERS DANCE HALL DAMAGES

Any damages that are a direct result of the renters' event, per this contract, will be deducted from the \$700.00 Security Deposit and possible legal action if necessary to return the hall in its original condition. This includes removal of property of Twin Sisters Dance Hall, including items in the Hall displayed in the Hall and or on the walls. If the amount of damages is determined to be greater than \$700.00 the renter will be responsible for all repairs or for payments to Twin Sisters Dance Hall (per a cost estimate obtained by the Twin Sisters Dance Hall, Inc.)

12. 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.

13. INDEMNIFICATION/HOLD HARMLESS

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

Twin Sisters Dance Hall Club, Inc. reserves the right to immediately cancel this contract and retain all deposits if renter fails to comply with any of the stated request. Breaches of any terms of this contract or permits unsafe conditions to exist.

14. AMENDMENTS

This contract may be amended only in writing by the Twin Sisters Dance Hall to the particular needs of the 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, initial and approve this contract and acknowledges that he/she is solely responsible to comply with all term of this Contract.

Today's Date _____

Signature of Renter _____

Renter's Address _____

Best Contact Number _____

Twin Sister Dance Hall

Club, Inc. Signature _____

Security Deposit Returned to _____

Signature of Twin Sisters Dance Hall Club Inc.

Date

Signature

TWIN SISTERS DANCE HALL CLUB, INC.
830-833-5773
6720 SOUTH HWY 281
P O BOX 1468
BLANCO TX 78606

twinsistershall@gmail.com
www.twinsistersdancehall.com

In Case of Emergency Call: 911
Blanco County Sheriff: 830-868-7104

RULES AND REGULATIONS CHECKLIST

No open flames, fireworks, candles, Sparklers, pyrotechnics, or other extremely flammable materials may not be used in the Twin Sisters Dance hall or on property grounds.

No gasoline, kerosene or diesel heaters may not be used in the Twin Sisters Dance Hall or on the property grounds.

No firearms are permitted anywhere in the Twin Sisters Dance Hall or on the property grounds.

No smoking inside the Twin Sisters Dance Hall at any time.

NO FOOD OR DRINKS ON THE DANCE FLOOR.

No moving of the display cases, No tables, chairs or benches on dance floor without special provision.

No kegs, ice chest or water on the Dance Floor

No Confetti in the building. All exterior confetti must be biodegradable such as bird seed.

No flower pedals on dance floor or inside the hall anywhere

No open campfires on Twin Sisters Dance Hall property grounds.

No illegal activity of any type will be permitted in the Twin Sisters Dance Hall or property grounds.

No staples, thumbtacks, push pins, screws, tape (of any kind) or nails are not allowing with use of hall decorations.

Contained fires in barbeque pits (etc.) must be 20 feet or more from the building. All County Burn Bans must be followed.

All benches, chairs, and tables must remain in the Twin Sisters Dance Hall and returned to their original locations.

All rubbish (including food) must be placed INSIDE the dumpster provided. Nothing should be dumped on Twin Sister Dance Hall property grounds.

**Aluminum cans shall be disposed of in the recycle receptacles provided.
Glass bottles shall be disposed of in boxes provided by hall**

**Renter is responsible for all cleanup of the Twin Sisters Dance Hall and property grounds.
Mops and cleaning supplies are provided in the closet near the bar.**

**Failure to abide by the Twin Sisters Dance Hall Clubs' Rules and Regulations will result in
the forfeit of the renters' security deposit.**

Remember this is a very old and historic building. Please love it and enjoy your event.

Thank you for "Preserving the Past and Building the Future for Generations to Come"

Date and Initial _____

Security Deposit Return To _____

Address _____

City, State and Zip _____