

VENUE EVENT SPACE COMMERCIAL LEASE AGREEMENT

Premises: [PREMISES ADDRESS] **Effective Date:** **Governing State:** [STATE]

VENUE / EVENT SPACE LEASE

This Venue Lease is made as of between [LANDLORD NAME] ("Landlord") and [TENANT NAME] ("Tenant") for venue premises at [PREMISES ADDRESS] (the "Premises"), approximately [RENTABLE SQUARE FOOTAGE] RSF.

1. Term and Rent

**** to **** (5 years). Base Rent: ****/mo. Deposit: ****.

2. Permitted Venue Use

Tenant shall operate the Premises as an event venue hosting the following categories of events: [TYPES OF EVENTS THE VENUE WILL]. Maximum occupancy shall not exceed **200** persons, or posted fire-code occupancy if lower.

3. Certificate of Occupancy; A-2 Assembly

The Premises are classified (or shall be classified upon reclassification) under the applicable building code for assembly use. Tenant shall not host any event exceeding the occupancy or use classification permitted by the Certificate of Occupancy. Any required reclassification or code upgrade (additional egress, sprinklers, ADA path-of-travel under 28 C.F.R. §36.403) shall be at Tenant's cost.

4. Alcohol; ABC

If alcohol is served, the host/caterer/Tenant shall hold a valid [STATE] liquor license (or banquet/catering permit). Dram Shop insurance of at least \$2,000,000 shall be in force during any alcohol-served event. Tenant shall not allow alcohol service by unlicensed persons.

5. Security; Crowd Management

Tenant shall provide uniformed security appropriate to event size and profile. Events exceeding 250 attendees or involving alcohol shall employ not fewer than one security officer per 100 attendees, or as required by local ordinance.

6. Noise; Sound Limits

Amplified sound shall not exceed limits set by local ordinance, nor exceed levels measurable at the property line exceeding local nuisance thresholds. Live music shall cease not later than local ordinance time (typically 10:00 p.m. residential, 11:00 p.m. commercial).

7. ASCAP / BMI / SESAC

Tenant shall obtain and maintain public-performance licenses with ASCAP, BMI, SESAC, and any other applicable performing-rights organization for any copyrighted music performed (live or recorded) at the venue, and shall indemnify Landlord against any infringement claim arising from Tenant's music performance.

8. Permits

Tenant shall obtain all required special-event permits, street-closure permits, tent permits, and temporary food-service permits for each event.

9. Parking; Traffic

Adequate parking or valet service for events near/exceeding maximum occupancy; traffic management as required by local authorities.

10. Insurance

CGL **\$1,000,000.00** per occurrence / **\$2,000,000.00** aggregate, specifically covering assembly and event-hosting, with liquor liability where alcohol served.

Waiver of subrogation.

11. Expense Allocation; Utilities; Maintenance; Default; Holdover; Casualty; SNDA; Estoppel

Utilities direct.

Standard: 5/30-day cures; 150% holdover; 180-day casualty; SNDA; 15-BD estoppel; mutual indemnity.

ADA allocation. CERCLA/RCRA.

Good-guy guaranty. Force majeure 180 days.

12. State-Specific

13. General

[STATE] law; county venue. Court. Attorneys' fees.

Signatures

Landlord

PRINTED NAME

SIGNATURE

DATE

Tenant

PRINTED NAME

SIGNATURE

DATE

Guarantor

PRINTED NAME

SIGNATURE

DATE