

The Boho Space Event Venue Rental Agreement

Venue: The Boho Space, LLC

Address: 3201 N. 16th Street, Suite 16, Phoenix, AZ 85016

This Event Venue Rental Agreement (“Agreement”) is made between The Boho Space, LLC (“The Boho Space”) and _____ (“Client”), collectively referred to as “the Parties.”

Event Type: _____

Event Date: _____

Rental Hours: _____

Total Rental Fee: _____

50% Deposit due: _____

Balance Due date: _____

1. Premises

The Boho Space agrees to rent to Client the event venue located at 3201 N. 16th Street, Suite 16, Phoenix, AZ 85016 (“Premises”) for the above date and times. Client shall have exclusive use of the Premises during the rental period.

2. Rental Fees and Payment

1. A non-refundable deposit of fifty percent (50%) of the total rental fee is required at the time of booking to secure the date.
2. The remaining balance is due no later than fourteen (14) calendar days prior to the event date.
3. Accepted payment methods include Zelle, CashApp, ApplePay, credit card, or other methods approved by The Boho Space.

Failure to submit the balance by the due date may result in cancellation of the booking without refund of the deposit.

3. Cancellations and Rescheduling

- Cancellations: All deposits are non-refundable. No refunds will be issued for cancellations.
- Rescheduling:
 - One complimentary date change is allowed if written notice is given at least ninety (90) days before the original event date and the new date is available.
 - If less than ninety (90) days’ notice is given, a \$100 rescheduling fee will apply.
 - All rescheduled dates must occur within 12 months of the original booking date.

4. Use of Premises

Client shall use the Premises solely for the purpose of hosting the agreed-upon event.

Client shall not use the Premises for illegal activities or for storing, manufacturing, or selling any explosives, flammables, or hazardous materials.

5. Alterations and Decorations

Client may decorate the Premises for their event, provided that:

- Only removable materials such as painter's tape or command strips are used.
 - Nails, screws, or other permanent fixtures are not permitted without written approval.
 - All decorations must be removed at the end of the rental period.
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6. Included Amenities

The rental includes access to the following:

- (6) 60" round tables
 - (12) 6-foot rectangular tables
 - (4) 4-foot rectangular tables
 - (60) white resin folding chairs
 - (1) mini iPad controlling lighting (LIFX) and music (Sonos)
 - Restroom access
 - Cleaning service (basic post-event cleaning)
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Linens, tablecloths, and décor are not provided.

7. iPad and Smart Systems

An Apple iPad is provided for control of lighting and sound systems (LIFX and Sonos). Client is responsible for the safekeeping of the iPad during their rental period.

If the iPad is lost, stolen, or damaged while in Client's possession, Client agrees to pay the full replacement cost of the device and any associated setup costs.

8. Parking

Client and guests may park in the designated lot (29 spaces available) or on the street. Please avoid parking in front of neighboring businesses such as Ace of Fades Barbershop.

9. Noise and Conduct

- Client agrees to comply with all city noise ordinances.
 - Live music must end by 9:00 PM.
 - No amplified live music allowed.
 - Music may continue without amplification after that time, with doors closed.
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10. Cleaning and Trash Removal

Basic cleaning is included. However, Client agrees to:

- Dispose all trash, bottles, food, and decorations into the bins provided.
 - Remove trash to the outdoor dumpster before departure.
 - Failure to follow cleanup rules may result in an additional \$100 cleaning fee for violations such as gum, cigarette butts, confetti, or glitter left inside or outside the venue.
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11. Smoke-Free Property

Smoking, vaping, and the use of cannabis or nicotine products are strictly prohibited inside the Premises and on the AstroTurf at the entrance.

If guests smoke, they must do so in the parking lot and properly dispose of cigarette butts. Violation may result in additional cleaning or damage fees.

12. Damage and Liability

Client is responsible for any damage caused to the Premises, furnishings, equipment, or décor during the event, excluding normal wear to flooring.

The Boho Space reserves the right to charge the Client for repair or replacement costs.

The Boho Space is not responsible for injury, loss, or damage to any person or personal property during the rental period.

13. Compliance with Laws

Client agrees to comply with all local, state, and federal laws, as well as all ordinances and venue rules applicable to the use of the Premises.

14. Force Majeure

Neither party shall be held liable for failure to perform its obligations if such failure is caused by circumstances beyond reasonable control, including natural disasters, government restrictions, power outages, or other unforeseen events. In such cases, The Boho Space will allow rescheduling within twelve (12) months, subject to availability.

15. Indemnification

Client agrees to indemnify and hold harmless The Boho Space, LLC, its owners, employees, and contractors from any claims, damages, or liabilities arising from Client's use of the Premises.

16. Venue Rules

Client agrees to follow all venue rules, including but not limited to:

- No smoking, vaping, or use of cannabis or nicotine.
 - No pets.
 - No glitter, confetti, or confetti-filled balloons.
 - No gum inside or on the AstroTurf.
 - No fog or haze machines.
 - No cake smashes.
 - No removal of wall décor.
 - Use coasters on wood surfaces.
 - Respect noise levels and neighbors.
 - Alcohol is permitted for guests age 21+; consumption must be responsible.
 - Furniture and plants may be moved only with care and permission; plants may not be watered or have liquids poured into them.
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17. Entire Agreement

This Agreement constitutes the entire understanding between the Parties. Any modifications must be in writing and signed by both Parties.

Signatures

Client Name: _____ Digital Signature: _____ Date: _____

The Boho Space, LLC Owner: _____ Date: _____