



## RENTAL AGREEMENT

3021 St Charles Road · St Charles, IA 50240 · (641) 396-2220



### General Information

The Madison County Winery facility is available for rent on weekdays and weekends from 6:00 pm - 12 midnight and includes use of tasting room, outdoor patio, pergola, and lawn/garden area. The warehouse and tasting room combined will accommodate approximately 70 people for a seated dinner or around 85-90 people for a cocktail-style reception. During the warmer months the outdoor patio will seat another 60-70 people. Attendance size can be increased up to 180 guests with the addition of an outdoor tent.

### Rental Rates:

#### Weekend Evening (Fri, Sat & Sun):

- \$150 per hour (up to 40 guests)
- \$200 per hour (40+ guests)
- 3 hour minimum

#### Wedding Reception:

- \$1,000
- \$150 setup/cleanup fee

#### Wedding Ceremony

- \$300

#### Weekday Evening:

- \$100 per hour (2 hour minimum)

Please contact Doug or Cheryl for daytime pricing.

### Inclusions

- 2 bartenders for wine/beer (*extra bartenders - \$25/hour*)
- Wine glass usage (*\$5 charge per stolen or missing glass*)
- 8 round tables/64 chairs (*indoor use only*)
- 8 cocktail tables
- patio tables & chairs – seats approximately 60-70 people
- Pergola use
- fire pit use (*firewood provided*)
- black linens (*large rounds/cocktail*)

### Set up

A date and time for decorating must be predetermined. No tape, staples, and other potentially damaging adhesives may be used on walls. Floor plan must be returned at least one week prior to event and be approved by Madison County Winery.

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## Food

Since we do not provide catering services, you will have the opportunity to select your own caterer. We also work with several caterers if you need assistance in choosing a caterer for your event. Caterers must be licensed and approved by Madison County Winery. Caterers must contact Madison County Winery at least 2 weeks prior to the event to arrange set up. Caterers are responsible for removal of all materials brought onto the premises.

## Wine and Beer

Wine and beer must be purchased through Madison County Winery. Wine and beer are charged at our retail price rate. STATE LAW PROHIBITS BRINGING ANY OUTSIDE ALCOHOL ONTO MADISON COUNTY WINERY'S LICENSED PREMISES. Legal restrictions regarding underage drinking will be strictly enforced. Madison County Winery assumes no responsibility or liability for underage drinking, and reserves the right to ask entire party to leave if unlawful activity is observed.

## Music and Entertainment

All musicians and/or DJs must cease playing by 11:30 pm. This will allow time for musicians and/or DJs to dismantle their equipment and be off the premise by 12 midnight. Bubble machines, fog machines, dance wax confetti, glitter or any other compound or substance spread on the floor is not allowed.

## Deposit

To confirm the date of your event, a payment of 50% of the rental fee is required along with signed rental agreement. Your deposit payment will go towards final bill. It is not refundable upon cancellation of the event. ***Deposit must be paid by check or cash only.***

## Additional Information

1. A charge of \$150/hour will be assessed for every hour past contracted limit.
2. Roaster pans are prohibited (*caterers can use chafing trays for warming food items*)
3. A Madison County Winery representative will be present at all functions.
4. The tasting room will remain open to the public during normal business hours.
5. No sparklers, bottle rockets, fire crackers, or any other fireworks are allowed.
6. Absolutely no weapons or firearms are allowed on Madison County Winery property.
7. Children must be supervised at all times.
8. This is a smoke free facility.

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**MADISON  
COUNTY  
WINERY**

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OUR CONTACT INFORMATION	OWNERS
<p><b>Madison County Winery</b>            3021 St. Charles Road            St. Charles, IA 50240            email: <a href="mailto:doug@madisoncountywinery.com">doug@madisoncountywinery.com</a>            phone: 641.396.2220</p>	<p>Doug Bakker - 515.710.0561 (cell)            Cheryl Bakker - 515.306.5800 (cell)</p>

## RENTAL AGREEMENT FORM

RENTER CONTACT INFORMATION	
Name	
Street Address	
City, State, Zip Code	
Phone #	
Alternate Phone #	
Email Address	
EVENT INFORMATION	
Date of Event	
Type of Event	
Number of Guests	
Hours of Event	
Wines to be Served (if known)	
Total Rental Fee	
Miscellaneous	

Please arrange with winery staff for Floor Plan/Table Setup and date & time to decorate if applicable.

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BY LAW, NO ONE UNDER 21 YEARS OF AGE MAY CONSUME OR TASTE ALCOHOLIC BEVERAGES.

Management may ask guests for identification to verify age. Madison County Winery reserves the right to ask the entire party to leave if a minor is consuming alcohol or an adult is providing alcohol to a minor. The party renting the facility shall ensure that no underage drinking is allowed.

Madison County Winery is unable to assume responsibility for damage or loss of any personal articles left on premise before, during or after your event.

Madison County Winery personnel have the authority to contact law enforcement officials, if necessary, to protect Madison County Winery and personnel. Madison County Winery will not be held liable for injuries or property damage/loss during this function, including, but not limited to: death, personal injury, property damage and any other incidents that may occur to any person(s) by use of the building and premises during the term of this agreement. The term of the agreement begins when the first guest arrives on the property and concludes when the last person leaves the property.

### Hold Harmless and Indemnification

Madison County Winery shall not be liable for any claim, loss, injury, damage or expense, either with respect to person or property, sustained by you, or by any of your employees, agents, invitees and guests due to your use of the facilities, or arising out

of the use, operation or condition of any equipment, machines or appliances used in the facilities, or arising from any acts of negligence or the negligence of any employees, agents, invitees or guests of yours.

It is agreed and understood that you hereby expressly release and discharge Madison County Winery and its owners, officers, employees and agents from any and all demands, claims and actions arising out of any such causes. Moreover, it is agreed and understood that you shall defend, indemnify and hold harmless Madison County Winery and its officers, directors, employees and agents from and against any and all claims, demands, actions, losses, costs, damages and expenses (including, without limitation, reasonable attorney's fees) or any cause or action occasioned by or arising out of any accident or other occurrence whatsoever causing or inflicting injury and/or damage to any person or property and/ or occurring in, upon or about the facilities due directly or indirectly to your use of the facilities.

This obligation of yours to protect, indemnify and hold harmless Madison County Winery shall include the obligation to pay all reasonable expenses incurred by Madison County Winery in defending any of such claims, including reasonable attorney's fees. Madison County Winery reserves the right to change the conditions of, or cancel, this agreement up to 60 days prior to rental. All deposits and payments will be returned in the event Madison County Winery cancels the event.

\_\_\_\_\_  
Renter's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved by (Madison County Winery)

\_\_\_\_\_  
Date

Madison County Winery Use ONLY	
Total Rental Fee	
Deposit Received/Date	
Deposit Amount	
Balance Due	
Notes	

*Check or cash only!*