



# Laff Breaks Party Rental Agreement

Please review before signing. You can contact us for further information at 402-235-5233 (LAFF) or laffbreaks@gmail.com. We are located at: 3830 N.108th Plaza, Omaha, NE 68164

Last Name		First Name		Middle Initial
Street	City		Prov./State	Postal Code
Phone	Age		Email	

This AGREEMENT made and entered into between Laff Breaks, LLC and \_\_\_\_\_ hereinafter referred to as "LESSEE" for premises located at 3830 N. 108<sup>th</sup> Plaza, Omaha, Nebraska 68164.

A fifty-dollar (\$50.00) deposit is required to hold the date for LESSEE'S event. This deposit will go towards the total cost of the rental fee. Additional costs may be incurred for any damages sustained in or outside the building, and for any items removed from the building. LESSEE agrees to reimburse Laff Breaks, LLC for any damage to the premises or to the contents resulting from the occupancy and use by LESSEE. LESSEE shall incur all costs for repair or replacement excluding and not limited to the initial Party Room rental fee. If anything is removed from the building that belongs to Laff Breaks, LLC, The LESSEE shall be responsible for all costs incurred for the repair/replacement to the premises or to the contents of the building, i.e. HDMI cords, projectors, throw room fixtures, damage to the walls, ceilings, hooks on the walls, furniture, theater fixtures/settings or appliances to name a few.

If LESSEE cancels their event 10 days or less in advance of the rental date, the LESSEE'S deposit shall be forfeited.

LESSEE agrees to assume complete responsibility for the premises and agrees to hold Laff Breaks, LLC harmless from any liability arising during LESSEE' use of the premises. No event shall proceed past 12:00 MIDNIGHT unless PRIOR approval is received from Laff Breaks, LLC.

LESSEE is forbidden from having any alcoholic beverages on the premises. Any alcohol found in or outside the building's parameters will result in the immediate termination of the event. The LESSEE and guests will be escorted out of the building without any refunds. Smoking, vaping and other tobacco, CBD, and THC products are prohibited in the building but are allowed outside of the building. All TRASH should be disposed of in the proper receptacles provided by Laff Breaks, LLC.

ALL DELIVERIES, CATERERS and VENDORS, should use the door on the SOUTH side of the building.

PRIOR TO THE DAY OF THE EVENT, Lessee and Laff Breaks, LLC will agree on a time not earlier than 9:00am that LESSEE will have access to the Party Room.

- LESSEE should schedule all deliveries, caterers, decorators for delivery the DAY OF their event.
- At no time will Laff Breaks, LLC be responsible for accepting deliveries, decorators, caterers, etc. LESSEE is responsible for making arrangements on the DAY OF the event for someone to be at the Party Room to accept all deliveries, etc.
- If Laff Breaks, LLC is required to open the Party Room more than once, prior to the scheduled event, LESSEE will be charged an additional \$50 for every additional time the Party Room is unlocked.
- Anyone wishing to visit the Party Room, such as caterers or decorators, prior to the event MUST call and make an appointment with Laff Breaks, LLC.
- Any items left by the LESSEE, unless prior arrangements have been made with the Laff Breaks, LLC, will be discarded immediately.
- LESSEE is responsible for taking down and removing all decorations and items brought to the Party Room at the conclusion of the event, unless prior arrangements are made with Laff Breaks, LLC. Violations could result in additional fees charged to the LESSEE.

The parties have executed this Agreement on \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Type of Event and its date

\_\_\_\_\_  
Room Rate, parameters and fixtures

\_\_\_\_\_  
Authorized Agent of Laff Breaks, LLC.

\_\_\_\_\_  
Lessee Signature