

Sugar Shack Farms



Milner, GA

Sugar Shack Farms Weddings & Events LLC Rental Agreement 2027
at Sugar Shack Farms (Venue at 301 Martin Dairy Road, Milner, GA 30257)

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This agreement is made on _____ between Sugar Shack Weddings & Events, LLC - Company
and
_____ & _____ - Renter(s)

EVENT DESCRIPTION

Description of Event: _____

Dates of Event: _____

Times of Event: _____

Approximate Number of Guests: _____

The barn provides tables and chairs for a maximum of 200 guests with 8 people per table (6 ft diameter; uses 120 inch tablecloths provided by the Renter). The Company recommends no more than 160 guests if multiple areas need to be reserved for cake, DJ, dance floor, gifts, guest book, etc.

Ceremony Site (for weddings):

_____ Window _____ Hitching Post _____ Cross _____ Arch w/Vine _____ Rock Arch _____ Square Arch

Getaway Lane (for weddings):

_____ use of the Renter(s) personal vehicle _____ walkup _____ sparklers (not provided)

BARTENDER & ALCOHOL (BEER, WINE, & CHAMPAGNE) USE

Indicate Yes or No for Use of Beer/Wine/Champagne at Rehearsal Day (if applicable): _____

(Licensed Venue bartender required for any consumption at any time— no exceptions). See alcohol and bartender rules below in the contract. Event insurance is required for rehearsal day, too.

Bartender Hours from _____ to _____ (at \$32 per hour for Venue selected bartender)

Indicate Yes or No for Use of Beer/Wine/Champagne during the Rental Event (ceremony/event day): _____

(Licensed Venue bartender required for any consumption at any time— no exceptions). See alcohol and bartender rules below in the contract. Event insurance required with or without alcohol as applicable.

Pre-Ceremony Bartender Hours from _____ to _____ (at \$32 per hour for Venue selected bartender)

Alcohol will remain locked up when a licensed bartender is not present and paid to serve.

Ceremony/Reception Bartender Hours from _____ to _____ (bartender selection made by Renter)

Alcohol will remain locked up when a licensed bartender is not present and paid to serve.

COST FOR VENUE RENTAL (please circle your selection)

Wedding Rentals: The non-fundable booking fee is \$800 and is applied toward the package.

Sunday ceremony site with courtyard

- \$800 for 3 hours between 2-8 pm
- No use of barn
- 2 outdoor enclosed restrooms available
- Venue's Event Coordinator: \$125
- Event insurance (purchased by the Renter)
- \$300 security deposit (refunded after if no damages/violations)

Sunday ceremony with use of barn

- \$2700 for 8 hours (between 10:30 am – 10:30 pm)
- No access prior to Sunday
- Guests leave by 9 pm on Sunday
- Venue's Event Coordinator: separate fee of \$300 payable to the Coordinator by the Renter (required)
- Includes décor use and use of kitchen items (non-disposable)
- Event insurance (purchased by the Renter)
- \$300 security deposit (refunded after if no damages/violations)

Saturday (only) ceremony with use of barn

- \$3200 (not available in October/November)
- 8 am -11:30 pm
- Guests leave by 10 pm on Saturday
- No access prior to Saturday
- Venue's Event Coordinator: separate fee of \$300 payable to the Coordinator by the Renter (required)
- Includes décor use and use of kitchen items (non-disposable)
- Event insurance (purchased by the Renter)
- \$300 security deposit (refunded after if no damages/violations)

Thursday rehearsal (no use of barn) with Sunday ceremony (with barn)

- \$3000
- Thursday 5-6 pm or 6-7 pm (no access to barn)
- Sunday ceremony with use of barn 10:30 am -10:30 pm
- Guests leave by 9 pm on Sunday
- Venue's Event Coordinator: separate fee of \$350 payable to the Coordinator by the Renter (required)
- Event insurance (purchased by the Renter) to cover both Rental days
- \$300 security deposit (refunded after if no damages/violations)

Friday rehearsal (no use of barn) with Saturday ceremony (with barn) *(not available in October/November)

- \$3500
- Friday rehearsal outside 5-6 pm or 6-7 pm (no access to barn)
- Saturday ceremony with use of barn 8 am – 11:30 pm

- Guests leave by 10 pm on Saturday
- Venue's Event Coordinator: separate fee of \$350 payable to the Coordinator by the Renter (required)
- Includes décor use and use of kitchen items (non-disposable)
- Event insurance (purchased by the Renter) to cover both Rental days
- \$300 security deposit (refunded after if no damages/violations)

Friday/Saturday ceremony package:

- \$4000
- Friday 4:30-10:00 pm; Saturday 8 am – 11:30 pm
- Guests leave by 10 pm on Saturday
- Friday rehearsal and use of barn for rehearsal dinner
- Saturday ceremony with use of barn
- Venue's Event Coordinator: separate fee of \$350 payable to the Coordinator by the Renter (required)
- Includes décor use and use of kitchen items (non-disposable)
- Event insurance (purchased by the Renter) to cover both Rental days
- \$300 security deposit (refunded after if no damages/violations)

Party Rentals:

The Renter(s) understands that these minimum fees are necessary for one day party rentals because the Company could possibly gain more income from another client with a Friday/Saturday wedding package. The booking fee is \$800 toward the package.

Friday night 6 Hour Rental:

- \$1500
- 5-11 pm
- Guests leave by 10 pm
- not available October/November
- Event insurance (purchased by the Renter)
- Includes décor use and use of kitchen items (non-disposable)
- \$300 security deposit (refunded after if no damages/violations)
- Wedding reception requires a Venue Coordinator for \$300

Saturday 6 Hour Rental:

- \$1500
- 6 hours (between 8:30 am – 11:30 pm)
- Guests leave by 10 pm
- not available October/November
- Event insurance (purchased by the Renter)
- Includes décor use and use of kitchen items (non-disposable)
- \$300 security deposit (refunded after if no damages/violations)
- Wedding reception requires a Venue Coordinator for \$300

Saturday 8 Hour Rental:

- \$2000
- 8 hours (between 8:30 am – 11:30 pm)
- Guests leave by 10 pm

- \$250 each additional hour (between 8:30 – 11:30 pm)
- not available October/November
- Event insurance (purchased by the Renter)
- Includes décor use and use of kitchen items (non-disposable)
- \$300 security deposit (refunded after if no damages/violations)
- Wedding reception requires a Venue Coordinator for \$300

Sunday:

- \$600
- up to 4 hours (between Noon – 10:30 pm)
- \$150 each additional hour (between Noon – 10:30 pm)
- Guests leave by 9 pm
- Event insurance (purchased by the Renter)
- Includes décor use and use of kitchen items (non-disposable)
- \$300 security deposit (refunded after if no damages/violations)

All Types of Venue Rentals include use of the outside (enclosed) restrooms and outdoor courtyard beneath the pecan trees. There is a handicapped accessible enclosed restroom outside.

USAGE

The renter(s) shall be entitled to use of the Venue, for the sole purpose of hosting the Event listed above, within the contracted reservation hours and dates. Venue rentals may not start or end later than the described times above unless the Company has agreed to adjusted times and additional fees have been paid if applicable. The Renter(s) should adhere to the time frame agreed upon in the contract and package selected. Setup and takedown must occur within the reserved hours. Any additional time utilized at the venue by any member of the event or vendor associated with the event will be deducted from the security deposit at the rate of \$150 per hour. There is a 15 minute grace period past the end time of the reservation. Takedown must begin at least 90 minutes prior to rental end time.

DEPOSITS, FEES, AND PAYMENTS

The renter(s) agree to pay the Company a NON-REFUNDABLE booking fee of \$800 to Sugar Shack Weddings & Events by check, cashier's check, money order, or credit/debit card through a Square invoice on the date the Event is booked. This fee will go toward the price of the Event package total.

A security deposit of \$300 payable to Sugar Shack Weddings & Events by Square invoice is due to the Company no later than four months prior to the Event. The security deposit shall be returned to the Renter(s) within 30 days following the Event if the Venue is returned in the same condition as existed prior to the Event and if all fees, charges, rents, and penalties have been paid. No nails, screws, push pins, staples, glue, or adhesive devices may be used on any Venue structures or objects, inside or outside without prior written consent of the Company. Plants, rocks, shrubs, trees, or other natural parts of the property should not be disturbed. No items belonging to the Venue or Company shall be removed from the property. Any amount from the Security Deposit withheld by the Company for damages shall be deducted from the deposit along with any outstanding amounts owed to the Company by the Renter and the balance, if any, refunded to the Renter(s).

The total rental fee must be paid six months prior to the Event. Payment is to be made by check, money order, cashier's check, or credit/debit card through a Square invoice payable to Sugar Shack Weddings & Events. Each check/money order/cashier's check/credit/debit payment should state what the payment is specifically

designated for, i.e. booking fee, security deposit, Event balance, etc. Failure to pay the balance by this date could result in cancellation of the Event. If paid already, the \$300 Security Deposit will be refunded to the Renter(s). The Company reserves the right to rebook this date to another Renter. No Package Payment refunds will be given to the Renter(s) within 6 months of the Event, even if the Event has been paid in full. No Booking Fee payments will be refunded to the Renter(s) at any time. Booking Fees and Package Payments are non-transferable to another Renter, another date, or another Event.

Booking Fee Due (date of contract)

Security Deposit Due (6 months prior to Event)

Event Balance Due (6 months prior to Event)

Proof of Event Insurance for \$1,000,000 coverage (due 1 week prior to Event) – must cover ALL rental days

Separate Required Fee paid to Venue Coordinator (due at least one week prior to Event)

Add-Ons:

Additional Coordinator Hours beyond 6 hr day \$50/hour (due 1 week prior to Event)

Bonfire Attendant Fee \$100 for 4 hours (due 1 week prior to Event) – children not to be left for supervision by attendant; Renter provides wood, bag of charcoal, and lighter fluid

Server/Decorator Fee \$100 for 4 hours; \$25/additional hour (due 1 week prior to Event)

Separate Required Bartender Fee for Rehearsal Night beer/wine/champagne consumption paid to Venue-Selected Bartender by Renter (\$32/hour due at start of bartending service; must include one additional hour for setup/takedown time)

Separate Required Bartender Fee for Pre-Ceremony beer/wine/champagne consumption paid to Venue-Selected Bartender by Renter (\$32/hour due at start of bartending service; must include one additional hour setup/takedown time)

CANCELLATION BY THE RENTER(S)

Renters must notify the Company in writing of a cancellation of the Event. Should this occur, the Renter(s) will only be refunded as follows:

- The \$800 booking fee will not be refunded.
- If paid already, the \$300 security deposit will be refunded to the Renter(s).
- The Company reserves the right to rebook this date to another Renter.
- Booking Fees are not transferable to another individual, date, or Event.
- Package Payments are not transferable to another individual, date, or Event.
- Within 6 months prior to the Event: The Renter(s) forfeits all package rental fees paid to the Company.

INDEMNIFICATION, LIABILITY, AND INSURANCE

Renters shall obtain special event liability insurance with a minimum General Liability coverage of \$1,000,000. This policy is to cover all services provided by the Renter(s) at the Venue including alcohol, food, music, light, dance floor, and any other items specific to the Event for the date(s) of the Event. The Company (Sugar Shack Weddings & Events) is to be listed as first loss payable or co-insured's. A certificate of Insurance must be

provided to the Company a minimum of 30 days prior to the Event. If proof of insurance is not provided, this contract may be cancelled at the discretion of the company, with no refund to Renter(s) of their booking fee.

Renter(s) shall be responsible and liable for any damage to property, personal or real, injury or death associated with their Event. The Company, Sugar Shack Weddings, & Events, nor Sugar Shack Farms, nor the properties at 301 and 311 Martin Dairy Road, nor their owners are responsible or liable for any damage, injury, or death associated with the Event. The Renter(s) hereby indemnifies and holds harmless these named as well as any employees, directors, agents, heirs, successors and assigns from any and all damages, actions, suits, claims or other costs, including reasonable legal fees, arising out of or in connection with any damage to property or any injury or death caused to any person caused by Renter(s)' use of the Property and Venue. This includes any acts or omissions on the part of Renter(s), independent contractors, guests, invitees, or agents.

Renter(s) shall immediately notify the Company of any damage, injury or death of which they have knowledge in, to, or near the Property or Venue, regardless of the cause of such damage, injury, or death.

The Company shall not be responsible for damage to or theft of any personal items belonging to the Renter(s), or to guests or agents of the Renter(s).

PERFORMANCE

The Company shall be released of its obligations to perform under this Agreement in the event of Acts of God, inability to obtain labor and materials or reasonable substitutes for labor and materials, governmental restrictions, governmental regulations, governmental controls, court orders, hostile government actions, civil unrest, fire, other casualty, or other causes beyond the reasonable control of the Company.

The Renter(s) understand that if weather conditions do not permit an outdoor ceremony, the Renter(s) may choose to have both the ceremony and reception inside the barn. The Barn will be set up for reception seating with only necessary furniture moved for an aisle and ceremony. Outdoor furniture shall not be brought into the Barn. The Renter(s) understand that space, time, weather, and staff assistance do not allow for a complete changeover from ceremony seating to reception seating during an indoor Event.

The Renter(s) understands that the Company does not provide staffing and cleaning services to the wedding party or guests during the Event. The Renter(s) must maintain trash and cleanliness throughout their Event rental. Trash bags are provided by the Company in the kitchen. The Renter(s) must take out bagged trash during and following the Rental period. The Company provides Venue space and will address any utility concerns that arise during the Event. The Renter(s) understands that the Venue owner's home, its contents, and its grounds are not for use by any Event attendees. Should the Renter(s) be in need of any items for the Event, the Renter(s) or their designees are responsible for obtaining those items at nearby retail locations.

The Venue Coordinator's duties do not include decorating, serving, bartending, catering, cleaning, taking care of trash, supervising children, signing Vendor documents, or other duties outside of their described duties of coordinating the Event.

The Company has the right to access the barn, grounds, and structures during the Event to ensure that Venue policies are being adhered to.

RENTAL ACCESS

The Renter(s) and all of the Renter(s), independent contractors, guests, invitees, or other agents should remain on the Venue grounds at 301 Martin Dairy Road and are not permitted to enter 311 Martin Dairy Road. All parties mentioned are prohibited from stepping foot past the ceremony sites. All parties referenced are

prohibited from entering the fenced homestead area. The Company can grant supervised, temporary, entrance (with a hired photographer and/or the Event coordinator) to the fenced homestead area but no one is granted access to, in, or on the antique tractor, 1893 homestead, antique trucks, or antique car. The Renter(s) are liable for any injuries or deaths that occur from entrance into the fenced homestead area or other unauthorized areas.

The Venue shall not be a meeting or planning place with wedding/event vendors prior to the Event. Event vendors should view the Venue video, photo gallery, and website for information needed related to services they will provide. Wedding/event vendors are only allowed at the Venue on Event day and may not arrive prior to the Renter's arrival. Wedding/Event vendors shall not communicate with the Company prior to the Event. All communication must go to the Renter.

The Renter is allowed a one hour session for décor planning prior to the Event. Vendors are not allowed.

HANDICAP ACCOMMODATIONS

Handicap accessible parking spaces are provided at the posted areas near the barn. There is a handicap accessible restroom behind the barn.

ALCOHOL AND DRUGS

Only beer, wine, and champagne may be served and consumed at the venue during the Event. If the Renter(s) has a non-alcoholic event and any beer/wine/alcohol or containers is found on a person or the venue property during the event or during the Company's cleanup from the Event, the full security deposit shall be withheld by the Company. Should any non-prescription drugs be found on a person or the venue property during the event or during the Company's cleanup from the Event, the full security deposit shall be withheld by the Company. Should any odors from drug use occur during the Event Rental by any persons attending the Event, the full security deposit shall be withheld by the Company. Should any alcoholic beverages or containers other than beer, wine, or champagne be found on a person or the venue property during the event or during the Company's cleanup from the Event, the full security deposit shall be withheld by the Company.

The Company does not hold a liquor license. The Renter(s) is/are responsible for paying a venue selected licensed bartender. Renter(s) shall consult with their insurance company or another business such as Wedsure, TheEventHelper, or BriteCo to ensure that their policy adequately covers the serving of alcohol at the Event. Renter(s) assumes all liability for alcohol and consumption of alcohol at the Event, and the sobriety of all guests is the responsibility of the Renter(s). Proof of the event insurance must be given to the Company at least one week prior to the Event.

Renter(s) must have someone tending bar serving and overseeing all beer/wine consumption. If Renter(s)' guests become noticeably intoxicated, the Company reserves the right to shut down the Event bar. If the Company observes unauthorized consumption of alcohol anywhere on the property or within the Venue, the Company will shut down the Event bar. All beer/wine served on the property must be served from one location in the Venue.

Alcohol may only be consumed on the Property on the day of the Event rental with event insurance and shall not be consumed on any other day at the Venue. The Renter understands that NO beer, wine, or champagne can be served or consumed at the venue prior to the bartender's arrival and distribution of it personally. If any alcoholic beverages are to be consumed prior to the event bartender arriving, an additional bartender must be hired and present to serve beverages during the day. Alcoholic beverages may not be consumed at the venue in any cups or containers and on any part of the venue, whether in the building, on the grounds, or in the

parking lot unless they have been served by a licensed bartender acting as the Event vendor. Alcohol of any kind may not be sold by the bartender at any time. Beer, wine, and champagne will be placed in a venue location not accessible to the renter until the bartender's arrival for distribution. **If any alcoholic beverages are seen being consumed prior to the arrival of the bartender or not served by the bartender at the Venue, the following consequences will be implemented: 1st offense – warning; 2nd offense - \$300 security fee is retained by the Company; 3rd offense – the event will be shut down and no money shall be refunded to the Renter.**

Consumption of alcohol by minors at the venue is strictly forbidden, and if, in the sole discretion of the Company, it is believed that minors are consuming alcohol, the Renter(s) will be responsible for having the minor(s) and the minor's parents or guardians escorted away from the venue and the property. Renter(s) shall comply with all federal, provincial and municipal laws and regulations in relation to the service and consumption of alcohol.

The last call for the service of alcohol must be made one hour prior to the end of the reception (one hour prior to cleanup time) and the Event bar must be closed at that time. Only alcohol from recognized distributors may be served at the Event and no home brew may be served. Renter(s) is/are responsible to advise all persons attending the Event of the rules respecting alcohol service and consumption and Renter(s) is/are responsible to enforce these rules at all times when Renter(s) has access to the property.

Drugs, including marijuana, and their use are not permitted anywhere on the Venue grounds. Anyone found using or in possession of drugs of any type will be escorted off of the property and could result in the shutdown of the Event with no monies refunded to the Renter(s). The Renter(s) hold full responsibility for attendees to be aware of this policy.

SMOKING AND FLAMES

Smoking is prohibited by Renters, guests of Renter(s), or any other person associated with the Renter(s)' Event inside the barn or at the ceremony sites. Smoking is permitted at the fire pit area only. The Company reserves the right to escort anyone found smoking in another area away from the venue and off of the property. Debris from cigarettes or cigars on the venue grounds may result in full forfeiture of the security deposit.

Renter(s) are responsible to advise all persons attending the Event of the rules regarding smoking and the Renter(s) are responsible to enforce these rules regarding smoking at all times when the Renter(s) have access to the Property.

The Renter(s) shall not be allowed to start and/or maintain a bonfire. If a bonfire is requested (in writing and approved by the Company), the Company must manage and supervise the fire using a Company attendant. The Renter(s) shall pay a fee of \$100 for the attendant for 4 hours and the Renter(s) must provide their own firewood, charcoal, and lighter fluid. Children shall not be left for supervision by the attendant.

No open flames, burning candles, cold sparklers, branding irons, etc. shall be used inside the barn or anywhere on the property. The Renter(s) shall instead use battery operated candles or lights. Use of a unity candle at the ceremony site may be allowed upon written request by the Renter(s) to the Company. The flame shall be extinguished by the Renter(s) immediately following the ceremony.

Vaping is not allowed inside the barn.

The use of sparklers is only permitted in the lit driving lane for photography purposes at the end of the Event. They must be disposed of in the buckets/pails provided, not on the ground, in trash cans, or other areas.

Sparklers may not be used at any other location or any other time during the Event. Cold sparklers may not be used inside the barn or on the grounds.

CHILDREN AND PETS

It is the responsibility of the Renter(s) to ensure that all children associated with their Event are properly supervised and behaving appropriately. Renter(s) should keep all children out of areas of the property not associated with the Event.

The Company is not liable or responsible for the supervision or safety of children associated with the Event. The Company reserves the right to escort any Event guests away from the venue and off of the property if that guest is responsible for poor behavior or poorly supervised children.

No animals or pets associated with the Event shall be permitted at the venue, unless previously agreed to in writing by the Company. Renter(s) shall take full responsibility for damage or injury done by any animal or pet associated with their Event.

There shall be no activities in the barn that include crayons, colored pencils, markers, pens, pencils, glitter, glue, or other activities that could damage the Venue.

Children shall not be allowed to walk on the bonfire rocks or inside the bonfire, climb on the ceremony doors or whiskey barrels, climb on or enter old vehicles or fenced area, or climb on any ceremony sites. Children shall not pick up rocks from behind the barn to throw into the grass.

MUSIC

Music supplied or coordinated by the Renter(s) must be kept at a reasonable volume at all times. If, in the opinion of the Company or its agents, the music becomes excessively loud or obnoxious, the Company reserves the right to interrupt the electricity if the volume is not turned down. The barn doors and back doors shall remain closed while music is amplified. Beginning at 9 pm, the music must be monitored so that it does not create noise disturbance in the community. All music shall cease when event cleanup begins (90 minutes prior to the end of the Rental). While music is being amplified, the barn doors should remain closed.

CATERING, DELIVERIES, AND PARKING

Scheduling of all deliveries is the Renter(s)' responsibility. The Renter(s) must make arrangements to meet with individual vendors at the venue within the rented hours for the Event. The Renter(s) must receive and sign for items/services. If deliveries must be made, the Renter(s) must be present to receive the items/services from the vendor/contractor and sign for them.

Parking is limited to the designated parking area only. Parking in front of the barn or in the catering entrance beside the barn is limited to drop-off and pick up only. No vehicles of any kind should drive in the courtyard area or between the back of the barn and fenced homestead area. Handicap accessible parking spaces are provided at the posted areas near the barn. No vehicles of any kind should drive on the other side of the roped drive on the far side of the barn due to septic lines in the field.

The Venue shall not be a meeting or planning place with wedding/event vendors prior to the Event. Event vendors should view the Venue video, photo gallery, and website for information needed related to services they will provide. Wedding/event vendors are only allowed at the Venue on Event day and may not arrive prior

to the Renter's arrival. Wedding/Event vendors shall not communicate with the Company prior to the Event. All communication must go to the Renter.

The Renter is allowed a one hour session for décor planning prior to the Event. Vendors are not allowed at this session.

ELECTRICAL USE, HEATING, AND COOLING

The Renter(s) understands that each zone of the barn and outside areas have limited electrical capabilities. The Renter(s) understands that the barn has HVAC for heating and cooling. The barn doors and exterior doors are to be kept shut while HVAC is being utilized or the Company shall cut the HVAC units off. The Renter(s) agrees not to add any heating, cooling, or other electric items that utilize a large amount of power inside or outside of the barn without the Company's written permission as well as the Company's operation.

DECORATIONS

All decorations and items belonging to the Renter(s) and parties associated with the Event should be removed from the Venue by the end of the rental time. Vendors must remove all of their personal items associated with the Event from the venue by the end of the rental time.

The use of bird seed, rice, or other confetti-type items is expressly prohibited, and if used at the Event, may result in the forfeiture of the entire security deposit. Any flowers – real, fake, or dissolvable, must be picked up after the ceremony. No glitter or confetti of any type can be used outside or inside.

Decorations belonging to the Company shall not be removed from the property and if decorations belonging to the Company are removed from the Property the replacement cost will be deducted from the security deposit. Decorations belonging to the Company that are normally stored in the décor room shall be placed on the buffet tables during cleanup at the end of the Event. Any décor belonging to the Company used at the ceremony site or outdoors at the venue shall be placed in the barn during cleanup at the end of the Event by the Renter(s). The Renter(s) should designate an individual to remove Company and personal décor from the ceremony site following the ceremony while sunlight is still available.

All tables must be covered with table covers.

Fog machines, dry ice, bubble machines, confetti, snow machines, and cold sparklers are prohibited inside the barn and on the venue grounds.

No nails, screws, push pins, staples, glue, or adhesive devices may be used on any Venue structures or objects, inside or outside without prior written consent of the Company. Plants, rocks, shrubs, trees, or other natural parts of the property should not be disturbed.

The Renter(s) understands that items in the décor room at the time of the tour and booking may not be available for use during the Rental due to loss, damage, theft, use, or disposal.

KITCHEN

The kitchen has a refrigerator, freezer, warming unit, microwave, and sink. The Renter(s) is responsible for removing all Event items from these pieces of equipment and cleaning up any solids or liquids inside of these units. The Renter(s) is responsible for washing/cleaning any items used in the kitchen belonging to the Venue. No items shall be removed from the kitchen belonging to the Company. No disposable items belonging to the

Company such as napkins, plates, cups, utensils, water bottles, coffee, etc. shall be used by the Renter(s), vendors, caterer, or guests at the Event.

RENTAL SPACE CHANGES

Movement of any inside or outside furniture and/or floor décor must be pre-approved and moved only by the Company. Whiskey barrels may only be moved by the Company. The ceremony doors may only be moved by the Company. Wooden spools and whiskey barrels are not allowed inside the barn. The cake buffet shall not be moved. The three buffet tables in the barn are fixed to the floor. Dressing room mirrors are not to be moved. The Company reserves the right to refuse removal or change in location of any Company property and décor on the grounds.

The Renter(s) understands that the Venue undergoes continual changes and that amenities inside and outside may be added, removed, or changed from the time of the tour, booking, and Rental period.

The Renter(s) understands that at the time of the Rental the pasture behind the ceremony sites may be different from the time of the tour and booking. The grass may be cut low, grown high, laying cut on the ground, or baled for hay.

CLEANUP

The Renter(s) is responsible for removing their items related to the Event from the Venue, including inside the barn, restrooms, ceremony sites, and all Venue grounds. No items shall be left on floors, grounds, or tabletops. The Renter(s) shall not place any garbage outside of garbage cans. All bags and boxes should be closed. The Renter(s) shall sweep and mop up any noticeable foods, beverages, or other objects and liquids from the floors in the Venue that cannot be vacuumed easily. Failure by the Renter(s) to adhere to cleanup guidelines may result in a deduction from the security deposit to reflect the additional cleanup required by the Company. The Renter(s) are responsible for washing and drying (using the kitchen sink) any items used from the kitchen or décor that was soiled by food or beverage in the Venue's kitchen prior to the end of the Event rental. The Company requires that cleanup begin at least 90 minutes prior to the end of the Rental. The Renter should assign someone to ensure that unbagged trash is not on the Venue grounds and that Venue décor on the grounds has been returned to the barn while personal décor has been removed.

Decorations belonging to the Company that are normally stored in the décor room shall be placed on the buffet tables during cleanup at the end of the Event. Any décor belonging to the Company used at the ceremony site or outdoors at the venue shall be placed in the barn during cleanup at the end of the Event by the Renter(s). The Renter(s) should designate an individual to remove Company and personal décor from the ceremony site following the ceremony while sunlight is still available.

PHOTOGRAPHY AND SOCIAL MEDIA

The Company shall have the right to take their own photographs of the Event and post them to the Company's social media. The Company shall have the right to use any photographs provided by the Event photographer or Renter(s) to the Company's social media. The Company is not obligated to post pictures of the Renter's Event to the Company's social media platforms. If the Renter(s) wishes to prohibit photography at the Event being posted to the Company's social media, the Renter(s) must state so in this Agreement with signatures and dates by both the Renter(s) and the Company.

NOTICES

Any payment, account, or notice required or permitted to be given to any of the parties to this Agreement may be given by mail, email, Square, or personally delivered to:

Sugar Shack Weddings & Events LLC, 301 Martin Dairy Road, Milner, GA 30257; ssfarmsmilner@gmail.com

Or to the Renter(s) at: _____

GENERAL MATTERS

Agreement: This Agreement constitutes the entire agreement between the parties and cancels and supersedes any prior understandings and agreements between the parties. There are no representations, warranties, terms, conditions, or agreements between the parties other than those expressly set out in this Agreement. Any changes made to this Agreement must be written on the original Agreement document held by the Company with signatures by Renter(s) and the Company along with dates that they were made. The remainder of the Agreement shall be unaffected.

Successors and Assigns: This Agreement shall survive the death of any party for the benefit of and be binding upon the parties and their respective heirs, executors, administrators, trustees, and assigns.

VENDORS

The Company does not provide or hire any vendors. The Company will not communicate with the Renter’s vendors before, during, or after the Event unless it is necessary on the Company’s part. Vendors should communicate directly with the Renter or Venue Coordinator during the Rental. Vendors should not communicate with the Venue Coordinator before or after the Event.

The Renter must provide a list of all Vendor contact information including business name, contact person, phone number, email, and address. This list should be emailed to the Company’s Event Coordinator or to ssfarmsmilner@gmail.com. This list should be provided before the Event rental and should include the bartender, band/DJ, caterer, florist, photographer, and any other vendor used in the Event in addition to proof of event insurance. The Renter(s) understands that the Company will not sign for or receive any deliveries from vendors. The Renter(s) or their designee must be present to sign. The Company holds no responsibility for Vendors, their deliveries, or their services. Companies like Wedsure, Theeventhelper, BriteCoor the Renter’s insurance company may be used for event insurance.

CONTACT PERSONS

The Renter(s) have named the following people as the sole contact person(s) associated with the Event to communicate with the Company and Event Coordinator before, during, and after the Event. All parties agree that the Renter(s) are the only individuals that can make decisions and changes during the Event. Requests for changes during an Event should be communicated directly by the Renter to the Venue Coordinator. The Venue Coordinator shall communicate changes requested by the Renter(s) to the Vendors during an Event.

Person 1: _____ Role: _____

Phone Number: _____ Email: _____

Person 2: _____ Role: _____

Phone Number: _____ Email: _____

For Weddings:

Bride's Name: _____

Groom's Name: _____

Bride's Phone: _____

Groom's Phone: _____

Bride's Email: _____

Groom's Email: _____

This Agreement was executed on the _____ day of _____, 20____.

Sugar Shack Weddings & Events LLC

Per: _____ Title: _____

RENTER(S)

Signature

Signature

Print Name

Print Name

Date: _____

Date: _____