

L.C.'s Venue Rental Agreement

on behalf of Valerian Venture's, L.L.C

This contract for the rental of L.C.'s Venue (Valerian Venture's L.L.C) is made _____ (mm/dd/year).
by and between Valerian Ventures, L.L.C hereinafter referred to as the 'Owner' and _____
hereinafter referred to as 'Renter.' Whereas, the Renter desires to temporarily rent, occupy and make use of the Owner's venue located
at 316 Broadway Ave South, Rochester, MN 55904 and known as L.C.'s Venue, and; Whereas, the Owner agrees to such rental,
occupation, and use in consideration of certain payments and covenants herein enumerated; now, therefore, the parties agree to the
following terms and conditions:

1. Renter shall have access to and use of the venue;

a. For the purposes of hosting Renter's: _____ (event description).

Renter's guests will be present from _____ to _____ (time) on _____ (mm/dd/years).

Renter shall have access for set up and/or tear down from _____ to _____ (fees apply).

**Any additional time requested or taken prior to or after event will be billed with final invoice.*

2. The full fee (excluding tax) for the use of the venue described in (1) above shall be \$_____.

3. Renter shall pay to Owner a deposit of 50% the total amount upon signing this Agreement as down payment to secure use of
premises on (mm/dd/year); _____.

4. Renter shall pay to Owner the remainder for the room rental fee by noon, 90 days prior to scheduled event on (mm/dd/year);
_____.

5. Sales tax for venue rental and bar items are for Federal tax, State Tax, County Tax and DMC Tax- 10%.

6. Checks are the preferred method of payment for services. A \$35 fee will be assessed for any returned checks. Cash is also
acceptable. If a credit/debit card is used, a 4% fee will be added to the total invoiced cost.

7. Renter shall be billed a 20% service charge on total catering bill for event (excludes entertainment, venue rentals). Catering
receipt is required to be provided within 7 days, any receipts not provided opt for a flat \$1000 catering service fee. Catering staff
are required to coordinate delivery with LC's event staff. Food catering and beverage service will be provided by one of our
preferred caterers, who are fully licensed and bonded and in complete compliance with state law, county and local ordinances.
Non-catered foods are strictly prohibited without written consent (fees apply).

8. Renter shall be billed a 20% gratuity for bar items sold during ticketed bar or open bar, this does not apply to cash bar.

9. Renter shall be billed \$150 for any unplanned disposal and \$250 for any bodily fluid clean up by event staff.

10. Renter shall pay expenses by noon 7 days after invoiced, a \$20 late fee per day apply at noon following 7th day.

11. A final invoice will be E-mailed within 3 business days for ala cart items, bar items and charges outlined in 7-11 above.

12. Renter acknowledges any event will be strictly limited to 158 persons or fewer.

13. Owner desires to make every event a special and welcome experience. Every effort will be made to allow Renter to prepare
decorations reflecting their creative intent. The Owner requires Renter to fully remove any furnishing or decorations, not
purchased through LC's packages, upon completion of the event and any other items not present in venue when Renter acquired
control.

14. No nails, screws, staples or penetrating items, 3M tape/hooks are to be used on walls or other surfaces. Glitter will not be
permitted on site. Use of candles and sparklers are permitted.

15. Any broken or ruined equipment, broken or ruined furnishing, or damages are required to be replaced or fixed within 7 days or
LC's Venue will bill fees rendered.

16. Owner will provide trained security personnel for the duration of the event, whenever there is alcohol served.

17. All beverages (alcoholic and/or non-alcoholic) must be purchased through L.C.'s bartender (this includes gifts to guests, DJ, band
members ect), unless otherwise authorized. A \$100 fee will be billed if this term is violated. Bar hours of service are in
accordance with state laws. L.C.'s Venue allows only its employees to dispense beverages and requires that proper identification
(photo ID) of any person of beverage service to any person who, on our judgement, appears intoxicated. Bartender also reserves
the right to decline alcohol service to any individual for any reason and to cease alcohol service for any function. All alcohol is
Non-refundable and will be taxed 10%.

a. In the event outside alcohol is brought on premise, the bartender reserves the right to charge a fee at their discretion. Please ensure
that your guests are in compliance to avoid this fee.

Initial: _____

18. Owner has full authority to reduction in noise or to end any disturbance. Owner seeks to allow neighbors quiet enjoyment of their property and will not allow any noise producing devices or excessively loud music on the premises. Renter acknowledges that security personnel provided by Owner shall eject any person or persons violating this restriction.
19. An Information Set Up form will be send 30 days prior to your event, it is the responsibility of the Renter to return it completed within 14 days of the event to ensure that all supplies, staffing, and planning has been properly planned for.
20. All entertainment must be approved prior to the Event and approval is at the discretion of the Owner. Entertainment includes, but is not limited to bands, DJ's, string quartets, guitarists, vocalists, etc. No music outside of the building, except with prior written approval from the Owner.
 - a. Last Call- 30 minutes prior to end of contracted event
 - b. Bar Closes- 15 minutes prior to end of contracted event
 - c. Music ends- 15 minutes prior to end of contracted event
 - d. Guests depart- As listed as end time of contracted event
21. Renter shall be liable for any physical damages, legal actions and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue. Renter shall indemnify and hold Owner, its agents and employees harmless against any legal actions that may arise from Renter's use of venue.
22. Renter shall indemnify and hold the Owner harmless from an against, liabilities, claims, suits, damages, costs or expenses of any kind whatsoever for any injuries, death, or illness suffered by any members of Renter and any damage to of loss of any equipment, materials, or other property of any member of Renter which may be brought or made against them of which the Owner must pay and incur by reason of or in any manner resulting from the Renter or the Renter's vendors or guests negligent performance or failure to perform any of his/her obligations under the terms this agreement.
23. Owner will not be responsible for failure to comply with this agreement if such failure is due to weather, acts of God, epidemic or pandemic, or any other extraordinary circumstances beyond the Owner's control. In the vents of any forced cancellation, Owner will offer an alternative date acceptance to both parties at the sole discretion of Owner. No refunds and no reschedules otherwise.
24. Renter shall use said venue only for the purposed specified herein and agrees to abide fully to all state, county and local laws, rules, statutes and ordinances.
25. Any disputes arising under this contract shall be adjudicated in District Court of Olmsted County, Minnesota.
26. This agreement shall be governed under the laws of the State of Minnesota.
27. This agreement contains the entire agreement between the parties. No subsequent alternation, amendment, change or addition to this agreement shall be binding unless in writing and signed by both parties.

Any written consents:

Initial: _____

LC's Venue Pricing Menu

Space Rental Options: *3 hour minimum to book

Monday-Thursday 8am-4pm: \$100/hr

Monday-Thursday 4pm-12pm: \$100/hr

Friday & Saturday 8am-midnight: \$150/hr

Sunday: \$100/hr

Set up, pick up or additional meetings with event staff: \$150/hr with \$150 minimum

Ala Cart Options:

Bonus Room Rental \$100

Theme beverage bar (mimosas, bloody marys, breakfast, Irish coffee): Market Price

LC's Sound System (No DJ): \$200

Soda Package: \$250 plus gratuity

Bartender: \$50/hr unless bar sales \$500

6 ft pre-lit Christmas Tree \$200

Specialty cocktail creation: \$100

Refrigerator use: \$100

Projector: \$200

Coat Check: \$250

Room Change Over Fee: \$250

Linens for tables (black)- \$15 each

Linens for Banquet tables (black): \$15 each

Hygiene Baskets (2)- \$150

Utensils, paper products- market value

Desert and Late-Night Snack Options:

-Ice Cream Sundae Station: Vanilla ice-cream in sundae cups with an assortment of flavored syrups and candied toppings- \$150 (serves 25 people)

-Candy Bar: An assortment of sweet of candies with gift bags for guests- \$75 (serves 25 people)

-Chocolate Dipped Fruit Skewers: Local fresh fruit skewers, hand dipped in sweet milk chocolate- \$40 for 25 skewers

-LC's Late Night Snack Shack: Assorted individualized bagged chips, trail mix, popcorn, rice crispy treats- \$75 serves (25 people)

-Mini Sandwich Platters: an assortment of turkey and ham sandwiches with toppings- \$50/platter (serves 25 people)

-Charcuterie Board: prepared meats, artisan cheeses, spreads, honey, fruits and vegetables, nuts and seeds- \$75 (serves 25 people)

-Pizza: Choose from: Cheese, Pepperoni, Sausage for \$18/pizza

Or Choose from: Supreme, Meat Lovers, Chicken Alfredo, Buffalo Chicken for \$22/pizza

-Pasta Salad: Chilled pasta, rotisserie chicken chunks, assorted veggie pieces with Italian flavors \$75 (serves 25 people)

What is included:

Up to 15 tables

Up to 150 chairs

1 Bartender unless sales do not reach \$500

Stage

Initial: _____

Valarian Ventures, LLC: L.C's Venue Rental Agreement:

Renter:

Name(s): _____

Address: _____

Phone(s): _____

Email: _____

Signatures:

_____ date: _____

_____ date: _____

L.C's Venue Representative:

By: _____

Signature: _____ Date: _____

Contact information:

Branden and Cassie Monson

507-254-4711

events@lcsvenue.com

Initial: _____