



**FOX TROT FARM, LLC
INDOOR ARENA RENTAL AGREEMENT**

The renter hereby agrees to all conditions of this agreement as follows:

1. All money transactions will be made in advance by check or cash. Regular scheduled groups will pay with post-dated checks.

2. Schedule of Rental Rates:

- (a) Groups/Seminars – 5 or more people and no more than 8 horses
 - Day use (Max. 8 hr. blocks) \$800.00
 - 1/2 days or evenings (Max. 4 hr. blocks) \$450.00
 - 2 hour blocks.....\$225.00
- (b) Individuals (one rider/one horse).....\$25.00/hr

3. Conditions of Rental

- (a) The renter agrees to make all of it's invitee's and guests aware of all conditions of rental.
- (b) The arena will be monitored regularly. Fines will be levied to riders who have not signed waivers made their cash deposit prior to rides. Fines will be \$100.00.
- (c) Upon leaving the arena renters shall clean up all the garbage and manure and turn off the lights.
- (d) The renter agrees to remove all personal property after the function. The owner is not responsible for any property of the renters.
- (e) The renter will be responsible for the supervision of children at all times.
- (f) Renter shall not have or sell alcoholic beverages on the premises.
- (g) Renter agrees to pay all damages resulting in any way from their use of the arena.
- (h) Groups are required to give three days notice prior to any two hour or half day bookings. It will then be posted on the calendar in the office and in the barn. Individuals will not be permitted to ride during the two hours, half day or full days that groups have booked.



- (i) Functions in excess of half days must be booked one week prior to the event at which time a 50% deposit will be required. The deposit will be non-refundable if 48 hours notice of cancellation is not given.

This rental agreement constitutes a contract between the parties and each signer represents that they have the full authority to bind their organization.

Attached is the facility rental information for Fox Trot Farm, LLC, Please complete the required forms and return them to Fox Trot Farm, LLC to secure your dates. Contract must be returned with facility rental fees, deposits and signatures. Two weeks prior to your event you should contact Fox Trot Farm, LLC to coordinate arrangements the details for your event.

*This rental agreement made and entered at Warrenton, VA. This _____,
_____ day of _____, _____. By Fox Trot Farm, LLC
and, _____ (name of organizer).*

Representative

(Lessee): _____

Address: _____

Day Phone _____

Evening Phone _____

Cell Phone _____

Name of

Event: _____

Type of

Event: _____

Date of

Event: _____

***50% ARENA FEES AND DEPOSITS DUE AT TIME OF BOOKING!**

STALL FEES AND ANY ADDITIONAL FEES WILL BE BILLED.



INSURANCE-Lessee agrees to provide public liability insurance issued by a reputable company, which shall cover both exhibitors and spectators. Proof of insurance must be obtained by Lessee and a copy, on file with Fox Trot Farm, LLC listing Fox Trot Farm, LLC named as additional Insured.

LICENSES AND PERMITS: Lessee shall assume all responsibility for the application and securing any licenses, permits or other enabling documents which may be in connection with lessee's use of said premises.

INDEMNITY AND RELEASE: Lessee shall indemnify and hold Fox Trot Farm, LLC and it's owners harmless from any and all claims, demands, action, costs and charges to which Fox Trot Farm, LLC may be subject to and person or property, or loss of life or property, resulting from or in any way connected with the character, condition, or use of said way connected with, negligence of Fox Trot Farm, LLC or its employees and Lessee shall, at its own expense, assume the defense of such claims and action from damages arising out of such injuries or losses which may be brought against Fox Trot Farm, LLC by their persons, and shall pay any such judgments that may be rendered in such action.

PROPERTY OF LESSEE: Upon expiration of the is agreement, Lessee aggress to promptly remove from the premises of Fox Trot Farm, LLC all property brought thereon by the lessee and lessee agrees that Fox Trot Farm, LLC shall be in no way responsible for property not so removed. This includes but is not limited to, livestock, rented items such as tables, chairs, tents, jumps, and portable stalls. Any property left on premises upon expiration of this agreement may be charged a daily storage space rental.

PARKING: Lessee shall be responsible for obtaining a copy of the Fox Trot Farm, LLC rules and regulations and enforcing same including but not limited to, the enforcement of the requirements that roadways and fire lanes must be kept open at all times.

POR-TA TOILETS: port-a-potties fees to be paid directly to Fox Trot Farm, LLC. Amount to be billed.

DAMAGES: Lessee agrees that any portion of premises during this term of agreement shall be damaged by act default or negligence of lessees agents, employees.

Please sign and return a copy to Fox Trot Farm, LLC

_____.

Date _____.



Fox Trot Farm, LLC General Rules:

Liability Waivers: All riders must sign a Liability Waiver before mounting. New waivers can be obtained from the office. Signed waivers can be handed in at the office. The waiver must be witnessed.

Manure: All manure must be cleaned up before leaving the Arena. Individuals not cleaning up after their animals may be charged a minimum Fifty Dollar (\$50.00) clean up fee.

Horse Parking: As a general practice, horses may be tied outside the arena, at the hitching rail, or be placed in pens outside the arena. Only in the instance that there are more horses than safe parking area, may horses be tied inside the arena. All manure must be removed from these areas, especially inside the arena. All holes created by parked horses or otherwise must be filled and raked.

Horse Feeding: Feeding of horses inside the arena is not permitted. Feeding is permitted, although not encouraged, in the pen area and horse parking area. All feed must be thoroughly cleaned from the footing. Feed not thoroughly cleaned up may result in a minimum Fifty Dollar (\$50.00) clean up fee.

Smoking: Smoking is strictly prohibited in the Arenas and Barn areas.

Obstacles: All obstacles must be removed from the arena by the user. Individuals or clubs not removing obstacles after their use may be charged a minimum Fifty Dollar (\$50.00) fee.