



Hourly Event Rental Agreement
Kopp's Lakes
521 Kopp Road, Clarksville, IN 47129
(812) 913-0439
www.Koppslakes.com

T Kopp Family Partnership LLC, dba Kopp's Lakes ("Kopp's Lakes") and ("Lessee"),

Lessee Name _____

Lessee Representative _____

Address _____

Phone _____

Email _____

Hereby agree to this Event Rental Agreement (the "Agreement") this ___ day of _____, 2017.

1. Deliveries

The Lessee must coordinate with and provide advance notice to the Kopp's Lakes' staff regarding deliveries and pickup schedules for items. Kopp's Lakes is not responsible for items ordered or for ensuring the safety of said items. All items associated with the event, with the exception of rentals, must be delivered the day of the event during the set up time and must be removed from the premises directly after the event, or by noon the following day. Arrangements for all pick-ups after the end of the event must be made in advance with the appropriate Kopp's Lakes staff member.

2. Rental Hours

Picnic facility rental hours are priced for four (4) hours at \$200 (for groups 50 or less) or \$400 (for groups 51-100), **this includes setup and clean up time.** Additional hours may be added to the rental at \$50 per hour (50 or less) or \$100 per hour (51-100). *Note: Groups of 101 or more are not eligible for an hourly rental.*

3. Fishing

Catch and release fishing is included in the rental fee for your guests in the picnic area only. ***Should any of your guests wish to fish other areas and/or keep their fish, they must purchase a fishing permit at a discounted rate of \$12 for groups of 50 or less or \$10 for groups of 100 or less.***

4. Reservations/Fees

Reservations depend upon a signed rental agreement and full rental payment. A tentative hold on a date for your event **does not confirm** your reservation. Tentative reservations will be held for seven days and then released, unless a rental agreement is signed and the rental payment is paid.

5. Rentals

The Lessee must contract rentals independently. Rental tents can be staked, however, the exact location of staking must be approved by Kopp's Lakes to avoid damage to the drainage system and electrical lines.

6. Kitchen Facilities

If Lessee chooses to serve food, Lessee is responsible for making all of the arrangements with their caterer. Kitchen facilities are available in the Shelter House for Lessee's use. Lessee must provide its own utensils, etc. Lessee will be responsible for any damage done to the kitchen facility during the time of their rental. A walk through of the facility will be performed with the Lessee to ensure the facilities are damage free prior to use. Additionally, a walk through will performed at the end of the rental to assure no damage was done.

7. Decorations

All decorations must be approved by Kopp's Lakes. All decorations must be removed from the event areas no later than one hour after the event. All rental items associated with the event must be removed from the premises directly after the event, or by noon the following day. Arrangements for all pick-ups after the end of the event must be made in advance with the appropriate Kopp's Lakes staff member. Kopp's Lakes is not responsible for any items left after your event and does not have the capacity to store these items. All décor and signs must be freestanding; signs on walls are not permitted. Candle use is limited to votive candles or candles protected by a hurricane glass enclosure and set on a solid surface. Candles must not be suspended from trees, rafters or other objects or placed in restrooms. No other open flames are permitted in any building. No explosives or pyrotechnics are allowed on the grounds under any circumstances. Use of confetti and glitter is prohibited on Kopp's Lakes premises. Kopp's Lakes is not responsible for decorations of any kind left behind after the scheduled event clean-up time.

8. No Pets

No pets are permitted on the grounds, with the exception of support animals. Your cooperation is greatly appreciated.

9. Parking

Kopp's Lakes encourages those who choose to drink alcohol, to do so responsibly. However, if a person is unfit to drive they are allowed to leave their vehicle on the grounds until the next Kopp's Lakes business day. Kopp's Lakes is not responsible for any vehicles left overnight. Cars which are left over two business days will be towed at owner's expense.

10. Indemnification

Lessee expressly assumes any and all risk in connection with holding their event at Kopp's Lakes, which risks may include accident, injury, or theft. Lessee assumes responsibility for the supervision of their attendees and voluntarily releases, forever discharges, and agrees to indemnify and hold harmless Kopp's Lakes owners, operators, employees, and volunteers from any and all claims, demands, or causes of actions in any way connected with participation in any activities at Kopp's Lakes or use of Kopp's Lakes facilities including any such claims which allege negligent acts or omissions of Kopp's Lakes, and Lessee waives its individual right to sue the owners, operators, employees or volunteers of Kopp's Lakes. Lessee assumes responsibility for its attendees and guests.

11. Protection of Buildings and Grounds

No clipping, cutting or picking foliage or flowers at Kopp's Lakes is allowed at any time. Use of any Kopp's Lakes equipment or machinery is strictly prohibited. The Lessee is responsible for any damage to the buildings, grounds or landscaping caused by guests, employees, caterers, florists, decorators, photographers, musicians, security and parking personnel, or agents.

12. Clean Up

The buildings and grounds must be left in clean condition. All trash must be deposited in the trash cans provided, and all related rental equipment and supplies must be stacked ready for pick up.

13. Damages

The Lessee is liable for all damages, expenses and losses, including theft and property loss, caused by any person who attends, participates in, or provides goods and services connected with the Lessee's use of the facility and all tangible property. Such costs will be assessed and charged to the Lessee. Additional cleanup fees will be assessed on an as needed basis and will be charged accordingly based on staff hours required for cleaning and repair. Circumstances surrounding any additional charges will be addressed in written form. Anything beyond normal wear and tear to the facility will be charged to the user. A walk through will be performed prior to and at the end of the event to assess the condition of the facilities.

16. Discrimination

The Lessee must agree that it will not practice, advocate or permit discrimination or segregation based upon race, creed, color, sex, age, disability or national origin.

17. Terms

Lessee agrees to the following:

Event Date: _____ Rental Start Time: _____ End Time: _____

Four (4) Hour Rental Fee: _____
Additional Hours Needed: _____ x _____ = _____

Total Rental Fee: _____

Lessee agrees to abide by the terms of this Agreement and the rules provided on page 5 of this Agreement. **Additionally, Lessee agrees to provide Kopp's Lakes with a list of attendees or issue a their guests an invitation which can be shown at the gate. You must instruct all of your guests to stop at the gate upon entering Kopp's Lakes property.**

I have read, understand and agree to abide by this Agreement.

Lessee Printed Name

Lessee Signature

Kopp's Lakes

Date

KOPP'S LAKES RULES

- Fishing in 13-acre & 3-acre lakes ONLY
- Two poles per person
- Must be 18 or older to fish without adult supervision
- 15 Catfish Limit and 15 of any other fish combined limit
- All fish 10 lbs. and up must netted and returned to the lake
- Bass over 15" must be returned to the lake
- All Blue Catfish, Flathead Catfish and Paddlefish must be returned to the lake
- All trash must be thrown into the receptacles provided
- No glass containers allowed
- No crossing of fish lines
- No cleaning, gutting, or filleting of fish allowed on these premises
- No catching bluegill & using for cut bait
- No live shad
- No snagging or use of treble hooks
- Drunkenness, profanity, loud music, etc. is not tolerated and grounds for removal from the premises
- No Drugs
- No Pets (Service animals only)
- No Firearms
- **NO SWIMMING**