

The Windham County Agricultural Society, Inc.

Fairgrounds Lease Agreement

This Lease Agreement is made by and between the Windham County Agricultural Society, Inc. (hereinafter WCAS) and:

Event Name: _____

Its Agent: _____ (hereinafter "Lessee")

Mailing Address: _____ Phone: _____

Dates of this Lease:

This lease encompasses the following dates: _____

(total dates needed)

Use of the property (including access for setup and cleanup) is limited to the dates specified above.

Dates needed for setup: _____

Dates needed for cleanup: _____

Dates of actual event: _____

The WCAS may, at its discretion, post a schedule of activities that are held at the fairgrounds on its website www.brooklynfair.org. This listing will include the date(s) of the event, contact information for the sponsor of the event, and a link to the sponsor's website. This may serve as added publicity for your event. If you do not approve of having your event listed on the website, please indicate so in writing below.

Private Event

Public Event

I (we) authorize the listing of our event on the WCAS website. Please indicate permission by providing public contact number and/or website for display on our website:

Number to be posted to the public: _____

Email address to be posted: _____

Website: _____

Lessee's Business Purpose:

The Lessee is leasing the fairgrounds on the dates specified above for the sole purpose of:

Area of Fairgrounds Included in this Lease:

Land: This lease covers use of the following portions of land owned by the Windham County Agricultural Society. No additional land may be used without prior approval of the WCAS, Rental Manager. and may result in an additional fee. Complete table below.

Buildings/Facilities: The following buildings/facilities are included in the lease agreement. No additional buildings/facilities may be used without the prior written approval of the WCAS, Rental Manager. and may result in an additional fee. Complete table below.

Rental Fees:

The rental fees are to be quoted on an individual basis depending on the nature and extent of the use of various portions of the fairgrounds land, buildings and other facilities. With the signing of this contract a minimum non-refundable deposit of 10% or \$100.00, whichever is greater, is to be paid which will be credited against the amount due for the subsequent rental. This deposit is non-refundable unless the lessee provides notification to the Rental Manger. The Rental Manager will submit this notification for review to the WCAS officers.

The remaining rental amount is due and payable in full within 5 business days, following the event. Based on the areas and facilities included in this lease agreement, the resulting rental amount is as follows:

Check if Item Needed	Amenities	Standard Price per Day	Number of Days	
			Event Price per Day	Event Total
	Base Rental Rate includes:			
	Main Fairgrounds (Land Area)	\$800		
	Additional Rental Options:			
	Bathrooms & Custodial Fee per event	\$100		
	Back Lot (used for Parking)	Included		
	Back Lot (used for Event)	\$600		
	Horse Show Ring (Approval Required)	\$600		
	Mechanical Pull Ring (Approval Required)	\$600		
	Better Living Building	\$1,000		
	Open Livestock Barn	\$250		
	Cattle Barn	\$300		
	Stage	Included		
	Grandstand	\$600		
	Night Lighting	\$200		
	Dumpster Service (per Event)	\$250		
	Camper Fees Per Camper/Per Night	\$45		
	Parking Lots (E & M Approval Required)	Included		
	Wi-Fi Access	Included upon request		
	Picnic Tables (note location needed)	Included		
	Bleachers (note location needed)	Included		
	Food Truck (depending on availability)	TBD		
	Discount (Non-Profit)			
	Total Cost of Grounds and All Facilities Rental			
	Amount of Deposit Paid:			
	Total Amount DUE at time of Rental:			

Special Requests: _____

Rules and Regulations for Use of Brooklyn Fairgrounds:

The lessee has read these rules and regulations and by signing this agreement indicates you understand them and agree to adhere to them:

1. The lessee is responsible for all clean-up of the buildings, grounds, and parking area. This cleanup requires lessee to place trash in designated disposal area. The lessee is responsible for all local and state regulations regarding refuse removal.
2. Campers must use designated dump station.
3. All Tents must be permitted through the Town of Brooklyn. Tent placement needs WCAS approval prior to installation.
4. If any food vendors, food preparation, or other activities that require health department approvals the responsibility of the lessee to obtain all necessary licenses and/or approvals from the **Northeast District Department of Health** or appropriate agency. The WCAS, Inc. is not responsible for any local, state, or health permits that may be required for the event.
5. The lessee must provide a certificate of liability insurance (including product liability). Naming the Windham County Agricultural Society, Inc (WCAS) as an additional insured. The minimum insurance required is \$1,000,000 (one million dollars). Insurance certificate must be received by the Rental Manager 30 days prior to the date of the event stated on this lease.

Name: Windham County Agricultural Society, Inc.
Address: 15 Fairgrounds Road, PO BOX 410, Brooklyn CT 06234
Description: WCAS Grounds

6. The WCAS may require that security or medical teams are located on the grounds dependent upon the event. The cost for any of these requirements is the responsibility of the lessee and the subcontractors must be approved by the WCAS, Inc.
7. Quiet time must be respected between 11:00 pm and 8:00 am, per the Town of Brooklyn regulations.
8. The lessee is responsible for any damages that occur during the rental and clean up and assumes the costs of repairing such damages. Any vandalism or altering of the property in any way will result in a minimum fine of \$500.00 depending upon the incident.
9. The lessee will allow officials of the WCAS access to the grounds and all buildings at any time.
10. WCAS reserves the right to reject and terminate this contract at any time if the rights and interests of the Society's adjoining land owners would be jeopardized or adversely affected by conduct or action resulting from this lease agreement. This lease agreement does not entitle the Lessee herein to the use of any other property of WCAS, including but not limited to public address system, offices, or other facilities without express prior approval of WCAS.
11. **NO OPEN FIRES – NO DIGGING – NO SETUP OF CORRALS**, without prior approval of WCAS.

The Windham County Agricultural Society, Inc.

Fairgrounds Lease Agreement

The Lessee agrees that this agreement is a commercial transaction and this lease is accepted upon the condition that the business of the lessee will be conducted in accordance with the rules and regulations of WCAS. The lessee's term herein may be terminated and all payments forfeited at any time for breach at the sole and absolute discretion of WCAS. In no event or for any cause will the WCAS be liable for any loss or damage to the business or property of the lessee under the terms and conditions of this lease. In the event of a breach of the rules and regulations and termination of this lease, WCAS shall have the right to enter upon the demised space and immediately repossess and re-let same, and the lessee expressly agrees to immediately vacate the leased premises upon such event. Lessee shall be responsible for any costs or casualties, including reasonable attorney's fees, resulting from a breach of the terms and conditions of this agreement.

I have read and agree to the terms of this lease agreement and understand the rules and regulations of the Windham County Agricultural Society, Inc.

Event Name:

Lessee Agent:

Signature:

Dated:

LEASE AGREEMENT ACCEPTED BY: The Windham County Agricultural Society, Inc.

The Windham County Agricultural Society, Inc.

By: _____

Title: Rental Manager

Dated: _____