

**MAKE CHECKS PAYABLE TO:**  
**KELLER MAIN STREET DEPOT**  
 204 S. MAIN STREET  
 KELLER, TX 76248  
 EMAIL: [info@kellermainstreetdepot.com](mailto:info@kellermainstreetdepot.com)  
[www.kellermainstreetdepot.com](http://www.kellermainstreetdepot.com)

**THE KELLER ROUNDHOUSE**  
**RENTAL AGREEMENT**  
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THE KELLER ROUNDHOUSE  
 107 WEST VINE STREET  
 KELLER, TX 76248  
 PHONE: (817) 379-0525

TODAY'S DATE:		GROUP:	EVENT TYPE:
HOW DID YOU HEAR ABOUT US?			
PERSON RESPONSIBLE:		EMAIL:	
ADDRESS:	CITY:		ST/ZIP:
PHONE (WORK)	PHONE (CELL)	PHONE (HOME)	
RENTAL DATE:	DAY:	TIME:	

**SECURITY DEPOSIT: \$300.00 DATE PAID: \_\_\_\_\_ PAID BY: \_\_\_\_\_**

**TABLECLOTHS @ \$8.00 ea. (BLACK OR WHITE)**  
**INCLUDES 12 TABLES/APPROX. 100 CHAIRS**

	TIME	RENTAL RATE JAN-NOV	DECEMBER
WEEKDAY MORNING	8AM - 11 AM	\$300 _____	\$325 _____
WEEKDAY LUNCH	11AM - 2PM	\$350 _____	\$375 _____
WEEKDAY AFTERNOON	2PM - 5PM	\$300 _____	\$325 _____
WEEKDAY EVENING	5PM - 10PM	\$375 _____	\$400 _____
WEEKDAY MORNING/AFTERNOON	8AM - 5PM	\$400 _____	\$425 _____
ALL DAY WEEKDAY	8AM - 10PM	\$425 _____	\$450 _____
FRIDAY MORNING	8AM - 12:30 PM	\$325 _____	\$350 _____
FRIDAY AFTERNOON	12:30PM - 5PM	\$400 _____	\$425 _____
FRIDAY AFTERNOON/EVENING	12:30PM - 10PM	\$550 _____	\$575 _____
FRIDAY EVENING	5PM - 10PM	\$500 _____	\$525 _____
ALL DAY FRIDAY	8AM - 10PM	\$600 _____	\$625 _____
SATURDAY MORNING	8AM - 12:30 PM	\$350 _____	\$375 _____
SATURDAY AFTERNOON	12:30PM - 5PM	\$475 _____	\$500 _____
SATURDAY AFTERNOON/EVENING	12:30PM - 10PM	\$600 _____	\$625 _____
SATURDAY EVENING	5PM - 10PM	\$550 _____	\$575 _____
ALL DAY SATURDAY	8AM - 10PM	\$750 _____	\$775 _____
SUNDAY MORNING	8AM - 12:30 PM	\$325 _____	\$350 _____
SUNDAY AFTERNOON	12:30PM - 5PM	\$350 _____	\$375 _____
SUNDAY AFTERNOON/EVENING	12:30PM - 10PM	\$475 _____	\$500 _____
SUNDAY EVENING	5PM - 10PM	\$425 _____	\$450 _____
ALL DAY SUNDAY	8AM - 10PM	\$550 _____	\$575 _____

CHECKS TO BE MADE PAYABLE TO **KELLER MAIN STREET DEPOT**. KEYPAD ACCESS CODE WILL BE REQUIRED TO ACCESS THE BUILDING AND WILL BE ASSIGNED UPON PAYMENT OF RENTAL FEES. **LESSEE IS RESPONSIBLE FOR OBTAINING ACCESS CODE PRIOR TO RESERVATION DATE. CANCELLATION POLICY: IF RESERVATION IS CANCELLED WITHIN 60 DAYS OF RENTAL DATE, SECURITY DEPOSIT IS SUBJECT TO FORFEITURE. EXTENDED HOURS AVAILABLE (BEYOND 10:00 PM) AT A RATE OF \$50.00 PER HOUR, WITH A MAXIMUM OF THREE (3) HOURS, OR UNTIL 1:00 AM.**

**\*\*\*\*\* RENTAL FEES MUST BE PAID AT LEAST TEN (10) DAYS PRIOR TO RESERVATION DATE. \*\*\*\*\***

**RENTAL FEE: \$ \_\_\_\_\_ OVERAGE HOURS (\$50/HR): \$ \_\_\_\_\_ TABLECLOTHS: \_\_\_ @ \$10= \$ \_\_\_\_\_ WIFI \$10 \_\_\_\_\_**  
**TOTAL RENTAL FEES: \$ \_\_\_\_\_ DATE PAID: \_\_\_\_\_ PAID BY: \_\_\_\_\_**

+++++  
**FOR KELLER MAIN STREET DEPOT USE ONLY:**

**KEYPAD CODE ISSUED TO LESSEE ON: \_\_\_\_\_ (DATE) METHOD: \_\_\_\_\_**

**INSPECTION DATE: \_\_\_\_\_ BY: \_\_\_\_\_ APPROVED: \_\_\_ NOT APPROVED: \_\_\_ DEPOSIT RETURNED: \_\_\_\_\_ CHECK/CC: \_\_\_\_\_**

**THE KELLER ROUNDHOUSE  
RENTAL AGREEMENT**

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**THE FOLLOWING ARE MADE CONDITIONS OF THIS RENTAL AGREEMENT:**

1. Lessee agrees to occupy building (The Keller Roundhouse) only during time period(s) specified above.
2. Lessee agrees to leave building and exterior in clean and orderly condition as stated in "CLEANUP RULES" below.
3. Lessee agrees to pay for any and all damages resulting to the building and exterior during the rental period, whether this occurred through accident, neglect, or misuse.
4. Lessee agrees to indemnify and hold harmless lessor, its agents, employees, officers or directors from any and all liability, losses, payments, or expenses of any nature including the defense of all claims of injury or death to any person, including, but not limited to, the transmission or contraction of any virus or disease such as Covid-19.
5. Lessee agrees to notify lessor immediately of any injury to any person or damage to the property.
6. The parties hereto agree that the conditions of this contract are severable, and, in the event that any condition hereof is invalid under the laws of the state where used, such term or condition shall be deemed not to be a part of this contract, but shall not invalidate any other provision hereof.
7. Lessee agrees not to sublease building.
8. Lessor may terminate agreement and refund rent (if appropriate) at any time.
9. Lessee must be at least 25 years of age and be present during use.
10. Lessee and guests are limited to building and patio area in front (north) of building.

**GENERAL RULES AND REGULATIONS:**

1. Concern and respect must be exercised.
2. Building is not to be used for any illegal purpose.
3. No smoking is permitted inside the building. Cigarette butts must be properly disposed of in the container outside.
4. Please use plastic or can containers only - no glass.
5. Minor consumption of alcohol will not be tolerated.
6. Maximum occupancy of building is 136.
7. Please use double doors on east side of building for moving large items in and out of the building.
8. No climbing, sitting, etc. on outdoor fence. Any damages to fence will be charged to Lessee.
9. Before leaving, reset thermostats. If using heat, set to 68 degrees. If using air conditioning, set to 76 degrees.

**CLEAN-UP RULES**

1. If kitchen facility is used, it must be left in a clean and orderly condition.
2. Tables and chairs must be placed back in storage area in the order in which you found them (see photographs inside closet).
3. Building inside and outside must be left clean. Please check the entire vicinity.
4. Restrooms must be left clean.
5. Garbage must be emptied into the dumpster located on the west side of Lamar Street labeled 'Keller Main Street Depot' (near the train). Reline all trash cans with liners which can be found underneath kitchen sink.
6. Mop floor, if necessary. Be sure to change cleaning solution frequently or floor will remain sticky. Use small amount of floor cleaner in the solution.
7. Be sure to turn out all lights, with the exception of the back exit kitchen door light. Lock the front doors upon leaving.
8. Check to ensure that you have removed all of your decorations, have removed staples, and taken all of your belongings.
9. You will be charged \$50/hour for any cleaning items not properly completed and \$50 for using incorrect trash receptacle.
10. You will be charged \$10 per hour for not resetting thermostats properly.
11. If items are not clean when you arrive, please take photos of problem areas and report amount of time you clean.

**ANY VIOLATION OF CONDITIONS, RULES AND/OR REGULATIONS MAY RESULT IN IMMEDIATE TERMINATION OF RENTAL PRIVILEGES AND FORFEITURE OF DEPOSITS.**

**I HAVE READ AND AGREE TO THE TERMS PRINTED ON BOTH PAGES OF THIS AGREEMENT. I AM AT LEAST 25 YEARS OF AGE.**

\_\_\_\_\_  
Lessee Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Lessor Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date of Birth

\_\_\_\_\_  
Driver's License No.

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