



RENTAL AGREEMENT

AGREEMENT, MADE THIS _____ DAY OF _____ 20_____
BETWEEN THE SMITH VALLEY BOARD OF DIRECTORS (LANDLORD), AND _____

(TENANT)

WHEREIN IT IS MUTUALLY AGREED AS FOLLOWS:

1. That the Landlord hereby rents to the Tenant the use of the facilities known as the Smith Valley Hall, 2783 State Route 208, Wellington, Nevada, for one (1) day. It is understood that one day use will include a maximum of one (1) day for set-up immediately prior to the scheduled day of use (event), and a maximum of one (1) day for take-down and removal of Tenant's property in addition to cleaning of the facilities immediately following the day of use. Both additional days are to be used SPECIFICALLY for set-up, take-down, and cleaning. This term will commence on _____ and conclude on _____ at the one-day use rental rate of FIVE HUNDRED FIFTY DOLLARS (\$550). All fees and the Certificate of Insurance must be paid at the time the signed rental agreement is returned. NOTE: Informal reservations may be taken as a courtesy, but only upon receipt of payment and "CERTIFICATE OF INSURANCE" may specific dates be reserved.
2. That the Tenant must provide a "CERTIFICATE OF INSURANCE" for liability coverage in the amount of ONE MILLION DOLLARS (\$1,000,000) and for property damage coverage in the amount of FIFTY THOUSAND DOLLARS (\$50,000), both occurring on or to the premises. Property damage coverage is for SMITH VALLEY HALL PROPERTY as well as property belonging to the Tenant, and Tenant's guests, including personal property, equipment, merchandise, goods, and supplies. The "CERTIFICATE OF INSURANCE" must name SMITH VALLEY HALL INC. as the insured party, and will be provided at the same time the Tenant's rental payment is made. Insurance must cover all days you are occupying the property from set up to clean up.
3. That a refundable security/cleaning/disturbance deposit shall also be paid by Tenant to Landlord together with the rental fee of the premises. Said deposit shall be in the amount of TWO HUNDRED FIFTY DOLLARS (\$250) for non-alcohol events, and FIVE HUNDRED DOLLARS (\$500) for events where alcohol will be served or sold. The deposit portion of the check will be returned in its entirety upon **SATISFACTORY INSPECTION** of the premises at the conclusion of the event. Appropriate deductions will be made if problems are discovered during inspection.

NOTE: If no alcohol is to be served and it is determined that alcohol is brought into the event under any circumstances, DEPOSIT WILL BE FORFEITED.

Out of respect for nearby residents, music must be turned down in volume by 10:00 p.m. Two warnings to lower the volume may result in forfeiture of deposit.

Cancellations between 30 to 60 days prior to the event will cause forfeiture of 50% of the rental fee. Cancellations between zero and 30 days prior to the event will cause forfeiture of 100% of the rental fee.

If the event is rescheduled within 0 to 60 days prior to the event, a nonrefundable rescheduling fee of \$100 will be charged. In addition, an updated Certificate of Insurance will be required.

4. Smith Valley Hall will notify the Lyon County Sheriff's Office of all events being held at the hall. Information submitted to the Sheriff's Office will include the Tenant's name, the name or type of event, whether or not alcoholic beverages will be served or sold, how long the event will last, and the expected number of guests.
5. Tenant must call the Hall Representative two (2) weeks prior to the event to make an appointment for a hall walk through. Contact representative, Bonnie Chelone, at (775) 465-9682, to complete a CHECK LIST and receive the keys.
6. That if the Tenant sells or has a part in selling any property, either Tenant's or a third party, all sold articles shall, unless agreed upon otherwise in writing, be removed from the sales area by the bidder/buyer at the bidder/buyer's expense
7. immediately following the sale. If not removed within twenty-four (24) hours of the date of the sale of the item, Landlord may remove the article with all costs of moving and storage to be paid by the bidder/buyer. Bidder/buyer agrees that Landlord has no liability for loss or damage to items left with Landlord, and that bidder/buyer shall maintain insurance to cover any items purchased at the sale.
8. That the following telephone numbers should be called for specific purposes: Fire, ambulance, sheriff, emergency - {911}

Smith Valley Hall Rental Agent - Katie Williams (775) 764-7377

Smith Valley Hall Representative - Bonnie Chelone (775) 465-9682/775-790-1483

9. That the rules of the SMITH VALLEY HALL are binding on this contract and are incorporated herein by reference as listed below. It is understood by Tenant that noncompliance may affect the amount of security/cleaning deposit refund and/or subsequent rental privileges.

RULES OF THE SMITH VALLEY HALL, INC.

1. Absolutely NO alcoholic beverages will be served or sold to minors! This is the law (NRS 202.020; 202.055). The event will be shut down for this or any other violation of the law including illegal drug use on the premises and/or willful destruction of property (NRS 453.336; 453.411; 206.310).
2. NOTE: If the public address system or dishes are to be rented, please indicate on the Agreement Document and include the fee with your rental payment. The PA system rental fee is thirty-five

dollars (\$35), the dish rental fee is one-hundred dollars (\$100).

- 3. The Smith Valley Hall Representative will supply a list of guidelines to receive your refund deposit in full.
- 4. Any individual or organization that rents, leases, or is on Hall property is expected to respect and obey all federal, state and county laws. Failure to respect these laws could result in cancellation or termination of the event and/or forfeiture of the security deposit.

_____	_____	_____
Print Tenant Name	Tenant Signature	Date

Revised December 2025

I HAVE READ, UNDERSTAND, AND AGREE TO ALL THE CONDITIONS IN THIS DOCUMENT

Tenant _____ Phone _____

Address _____ City _____

State: _____ Zip Code: _____

Family/Organization _____

Type of Event: _____ Tax ID Number: _____

Time of Event: Beginning Day _____ Time _____ Concluding Time _____

Number of Guests/Participants: _____ Will Alcohol be Served? YES _____ NO _____

Check that all of the following requirements have been met:

Checklist of premises _____ Certificate of Insurance _____

RENTAL FEES for the Smith Valley Hall:

First Day Rental Fee: \$550 _____

Second Day Rental Fee: \$250 _____

Day Three to Seven Rental Fee: \$175/Day _____

Security/Cleaning Deposit: \$250 or \$500 _____

Public Address System: \$35 _____

Dishes: \$100 _____

TOTAL (please write one check) _____

SIGNED AND AGREED

TENANT Print Name _____

TENANT Signature _____ Date _____

Agent for Smith Valley Hall, Inc. _____ Date _____

Revised December 2025