



PEREGRINE SCHOOL

2650 Lillard Drive | Davis, CA 95618 | (530) 753-5500 | peregrineschool.org

RENTAL AGREEMENT

This Rental Agreement is between Peregrine School and _____(the "Renter"). The purpose of this Rental Agreement is to define the obligations of both parties pertaining to the rental of Peregrine School's _____

Rentals are considered tentative until Peregrine School confirms receipt of a signed Rental Agreement, payments set forth in section 4, permits in section 5 (if applicable) and Certificate of Liability in section 6.

1. **RENTAL ACTIVITY.** The Rented Space will be used for the purpose of _____
Type of event: Public Private

2. **APPROXIMATE NUMBER OF ATTENDEES:** _____

3. **RENTAL PERIOD.** The Rented Space shall only be used for the duration of the Rental Period. All property and equipment belonging to the renter, renter's invitees, guests, agents and subcontractors must be delivered, set up and removed during the rental period. All persons must be vacated by the end time of the rental period. Unscheduled use is considered overtime and will be charged at 1.5 times the hourly rental rate.

Rental date: _____

Rental time frame: _____

3.1 Changes to Rental Period. Changes to either the date or time of the rental period are subject to availability and cannot be guaranteed. **A request for a change in rental period must be made at least 5 business days before the rental date and Renter will forfeit 50% of the rental fee while the other 50% will be applied to the new rental date.** Additional fees may apply.

4. **RENTAL FEE, SECURITY DEPOSIT AND FEE PAYMENTS**

In consideration for Peregrine School's agreement to rent space to the renter, Renter agrees to pay Peregrine School the fees set forth below on or before the date such payments are due:

4.1 Rental Fee. Rental Fee must be received in full by 5:00 p.m. 14 business days prior to the rental period. If Rental Activity is a ticketed event, the Rental Fee is \$50.00 or 20% of ticket sales whichever is more and is due within 3 business days after the Rental Period.

Rental Fee: \$ _____

Equipment Rental Fee: \$ _____

Due on: _____

4.2 Security Deposit. Security Deposit must be received in full by 5:00 p.m. 14 business days prior to the Rental Period.

Security Deposit for venue: \$ _____

Due on: _____

4.3 Late Payment. Rental Fee and Security Deposit received after the due date in sections 4.1 and 4.2 is considered late and Peregrine School will charge an additional late payment fee the equivalent of 5% of the Rental Fee.

Late payment fee: \$ _____

4.4 Unused hours. Refunds are not issued for unused rental hours of the rental period.

4.5 Cancellations and refunds. If the rental is cancelled by the Renter, the cancellation must be made in writing 14 business days prior to the rental period or rent fees will be forfeited. If a rental is booked less than 14 business days prior to the rental date and cancelled, there will be no refund of rental fees; however, deposits and miscellaneous equipment/service fees will be refunded.

4.6 Force Majeure. A "Force Majeure Event" includes, but is not limited to, any fire, flood, act of God (earthquake, tsunami, volcanic eruption, hurricane, tornado, lightning, etc.), governmental action, or acts or threats of the following: terrorism, epidemic, pandemic, viral outbreak, war, revolution, natural disaster, poor air quality, riot, strike, lockdown, or any event beyond the School's reasonable control, or that makes performance inadvisable, impracticable, illegal or impossible in the School's determination. If a Force Majeure Event occurs, Renter understands that Peregrine School shall be entitled, in its sole discretion, to immediately and without notice: (1) Modify the Rental Period; (2) Offer an alternate rental space; or (3) postpone or cease all or part of its operations and its duties, obligations and performance under this Rental Agreement. No portion of any payments made shall be refunded if the School's operations cease or are postponed, suspended or modified because of any Force Majeure Event.

5. PERMITS.

Rentals requiring insurance and permits are considered tentative until permits and insurance criteria have been received and approved by Peregrine School.

5.1 Alcohol permit. Renter is responsible for obtaining and abiding by the ABC alcohol license if serving alcohol.

Alcohol permit required? Yes No

Type of license? _____ Date obtained? _____

5.2 Noise permit. Renter is responsible for obtaining and abiding by the City of Davis sound/noise permit if amplified sound will be used.

Sound permit required? Yes No

Sound permit obtained? _____ (e.g. see attached) Date obtained? _____

6. Proof of Insurance. Certificate of Liability Insurance or "Special Event" policy must be submitted 5 business days prior to the rental period and must name Peregrine School as the Additional Insured. Insurance must meet the following required criteria:

- Name Peregrine School as Additional Insured.

- Additional Insured Endorsement page must be included and state “Peregrine School, it’s agents, directors and employees are all included as additional insured on this policy”
 - Have a minimum limit of \$1,000,000 coverage
 - (1) general aggregate
 - (2) per occurrence
 - (3) AND liquor liability (if serving or selling alcohol)
 - Certificate must specify date and location of event
7. **CLEAN-UP.** Renters are responsible for leaving the rented space clean and tidy. The Rental Cleaning Checklist (Appendix 1) must be turned in before the renter leaves the premises. Failure to adequately clean and submit the Checklist will result in a \$50.00 custodial charge which will be taken from your deposit if you have one on file otherwise it will be billed separately.
 8. **CONDUCT.** Renter and its attendees must use Peregrine School in a manner which will not cause interference with the use or occupancy of the other portions of Peregrine School. No smoking and no drug use are allowed on the premises of Peregrine School, including the parking lot in front of the school.
 9. **ASSUMPTION OF RISKS ASSOCIATED WITH USE OF RENTED SPACE AND WAIVER.** By signing this Rental Agreement, Renter acknowledges and understands the risks of accident, serious injury, illness and even death from renter’s use of the rented space. Renters assume liability and responsibility for any such risks, whether known or unknown, inherent or otherwise, associated with renting the space.
 10. **ACKNOWLEDGEMENT AND ASSUMPTION OF RISKS ASSOCIATED WITH EXPOSURE TO COVID-19:** Renter understands that COVID-19 is a highly infectious, life-threatening disease declared by the World Health Organization to be a global pandemic. By signing this Rental Agreement, Renter voluntarily assumes the risk that they may be exposed to or infected by COVID-19 by organizing an event on the School’s campus and that such exposure or infection may result in personal injury, serious illness, permanent disability, and/or even death. Renters assumes full responsibility for any and all risk of illness, injury, disability or death associated with exposure to COVID-19.
 11. **RELEASE OF LIABILITY FOR COVID-19 RELATED CLAIMS INCLUDING ORDINARY NEGLIGENCE AND COVENANT NOT TO SUE.** To the fullest extent permitted by law, renters completely absolve, release, and waive any potential claims Renters may have against the School, its directors, officers, employees, agents, and volunteers for any claims for personal injury, disability, illness, damage or death from exposure to COVID-19, whether such exposure occurs during or after the Rental Period at Peregrine School’s campus, including those arising out of ordinary negligence and except for claims arising from the gross negligence or intentional misconduct of Peregrine School.
 12. **DAMAGE.** Renter is responsible for the repair and replacement cost of any damage to Peregrine School’s equipment and property not covered by insurance and their Security Deposit.
 13. **LOST AND FOUND.** Peregrine School takes no responsibility for personal effects and possessions left on premises before, during or after any event.
 14. **WAIVERS, MODIFICATIONS AND AMENDMENTS.** A waiver of any breach or default under this Rental Agreement shall not constitute a continuing or further waiver of the same or any other breach or default hereunder. No modifications or amendments of any of the terms or provisions

of this Rental Agreement shall be binding unless made in writing and signed by both the undersigned and Peregrine School.

15. **INTEGRATION CLAUSE.** This Rental Agreement represents the entire and integrated agreement between the Renter and Peregrine School with regard to the subject matter of this Rental Agreement and supersedes all prior negotiations, representations or agreements regarding the subject matter of this Rental Agreement, either written or oral.

16. **SEVERABILITY.** If any term or provision hereof is invalid for any reason whatsoever, that provision shall be severed and shall not affect the validity of the remainder of the Rental Agreement.

ACCEPTANCE: Upon signing this Rental Agreement, Renter understands that Renter is liable for the total payment and other obligations set forth in this Rental Agreement.

I, _____, am authorized to enter into this agreement on behalf of _____.

Renter's Signature

Printed Name

Date

Peregrine School's Signature

Printed Name

Date

Thank you for renting our space!

Office Use Only

Payment Due _____

Rental Fee Rec _____

Deposit Rec _____ Deposit returned _____ Deposit withheld _____

Late Fee \$ _____

Additional Insured. Expiration _____

Alcohol Permit. Type _____ Event Date _____

Noise Permit.

Cleaning checklist submitted?

APPENDIX 1: RENTAL CLEANING CHECKLIST

The Rented Space shall only be used for the duration of the Rental Period. All property and equipment belonging to the renter, renter's invitees, guests, agents and subcontractors and persons must be vacated by the end time of the rental period. Unscheduled use is considered overtime and will be charged at 1.5 times the hourly rental rate.

Please initial each completed task.

- Remove all decorations
- Wipe and sanitize tables/eating surfaces
- Pick up trash in the patio, native garden and walkways

Unless Renter has reserved custodial services, Renter is also responsible for completing the following tasks.

- Sweep the patio floor
- Tidy and sanitize the bathrooms
- Take bathroom garbage to the dumpster
- Take outdoor garbage and recycling to the dumpster
- Lock all doors (if applicable)

Please turn this sheet in the envelope labelled "Rental" at the end of your rental period. Failure to properly clean and submit this checklist will result in a \$50.00 custodial charge. This charge will either be billed to you or taken out of your deposit (if a deposit is on file)

** Please Report additional custodial needs or damages to facilities@peregrineschool.org ASAP; include photos _____

By signing this Rental Cleaning Checklist, I affirm that the tasks on this checklist have been properly attended to.

Signature of Renter

Print Name

Date

*We'd love your feedback.
Please email us at facilities@peregrineschool.org*