



DATE: _____

The Brownsville Historical Association
Rental Agreement for the Laureles Ranch House Museum
(Effective for all rental agreements signed after 07/01/2024)

Organization/Individual (“Lessee”):

Name: _____

Address: _____ E-mail: _____

Phone (cell): _____ other: _____

Event Information:

Date of Rental: _____ Function Type: _____

Number of Guests: _____ Time of event: Start _____ End _____

Total number of hours: _____

Caterer: *(Business name and primary contact person)*

Name: _____

Address: _____

Phone (cell): _____ other: _____

Decorator: *(Business name and primary contact person)*

Name: _____

Address: _____

Phone (cell): _____ other: _____

The Brownsville Historical Association (“Lessor”) agrees to rent to Lessee and Lessee agrees to rent, pursuant to the terms and conditions set forth herein, the Laureles Ranch House Museum located at 1501 East 7th St., Brownsville, TX 78520

1. Rental Area: The areas being rented under this agreement include the fenced-in area around the house, the bathrooms, the caterer’s kitchen and the porch surrounding the house. All other locations are for BHA staff only.

2. Rental Hours: The Laureles Ranch House Museum is being rented for the hours stated on the first page. Any additional hours incurred will result in the rate of **\$350 per hour**. NO FUNCTION SHALL EXTEND BEYOND 12 MIDNIGHT. All persons should vacate the premise within a reasonable time after the event has concluded.

3. Rental Fee: The rental fee is _____ and must be paid in full no later than 30 days before the rental date (see section 10 for cancellation policies). A separate damage deposit of **\$500.00 (five hundred dollars)** must be paid at the time this agreement is signed.

3a. Rental Fee Addendum: If the rental clean up exceeds three hours of cleaning time, the extra fee will automatically be deducted from the Lessee's deposit payment. Fee amount is left to the discretion of the BHA Executive Director.

3b. Donation: Historic Preservation Fund (suggested min. \$50.00) _____

4. Payment Dates: The rental fee, damage deposit and cleaning fee may be paid with a single check payable to the Brownsville Historical Association or in separate payments. We accept cash, check or credit card. The damage deposit shall be applied to any expense incurred by Lessor as a result of Lessee's failure to abide by the terms of this Agreement or the Rules and Regulations. If Lessee complies with all terms, the damage deposit will be refunded in the form of a check, 7-10 business days after the event date.

5. Condition of the Building and Premises: The Laureles Ranch House Museum will be rented to Lessee in clean condition, with all in good order, unless otherwise stated. The Lessee is expected to leave the property in the condition they found it. If the Lessee fails to do so, the Lessor may withhold all or part of the deposit as deemed appropriate.

5A. Condition Addendum: The Laureles Ranch House Museum is first and foremost a museum. As such, access to the house is limited to 20 people at a time and will be supervised by BHA staff at all times. No food or drink is allowed in the house. If at any time a Lessee removes artwork or artifacts from an existing exhibit, the Lessor will automatically withhold the damage deposit. Additionally, the Lessor may be charged for any damages incurred to the museum during the rental period beyond the amount collected for the damage deposit.

6. Services and Items Provided by Lessor: The Laureles Ranch House Museum contains a small kitchen that includes counter space and a refrigerator. All foods must be prepared elsewhere. Toilet paper, hand towels and hand soap for the bathrooms will be provided during the rental.

7. Permitted Use: Lessee may use and occupy the Laureles Ranch House Museum for any lawful purpose; provided, however, said use or purpose is of a type not likely to result in damage to the building and its furnishings.

8. Access to the Laureles Ranch House Museum: The Lessee must make arrangements with the BHA staff to access the rental space any time prior to the rental date and time. The BHA reserves the right to turn away a Lessee who has not made an appointment to enter the building. During the event, the Lessee agrees to provide access to the Laureles Ranch House Museum at any time during the rental to a member of the BHA Board of Directors or staff.

A Lessee must make arrangements to access the building and set up the day before their rental if that time is available. Our regular business hours are 9AM-4PM, Tuesday through Saturday. Access for decorating before the event must be arranged with BHA staff at least 2 weeks before date of your event.

9. Liability: In accepting the Laureles Ranch House Museum facilities of Lessor under this Rental Agreement, Lessee does hereby assume all liability for any damage or injury to persons or property while on the premises of the Laureles Ranch House Museum, and further agrees to hold harmless and indemnify Lessor, its Board and Members, for any and all claims for such damage or injury occurring to the property or persons of the Lessee, inclusive of, but not limited to their guests or anyone attending the function for whatever reason. In addition, **Lessee agrees to pay for any damage caused by the caterer or by any persons in attendance, and Lessee further agrees to abide by all laws and ordinances, and to hold Lessor harmless in this regard.** The agent signing this Agreement for Lessee is authorized by his organization (or other) to execute this Agreement on behalf of same.

10. Cancellations: The Lessee will receive a refund of fees, less a \$50 administrative fee, for rentals canceled 90 (Ninety) days in advance. Lessee will receive a 50% (Fifty Percent) refund for rentals canceled at least 30 (Thirty) days in advance. No refund will be made if a rental is canceled less than 30 (Thirty) days prior to rental date.

11. Rules and Regulations: In addition to the foregoing, Lessee agrees to abide by the attached list of Rules and Regulations, a copy of which to be signed by the Lessee.

12. Lost and Found Policy: The Brownsville Historical Association is not responsible for any items left by the Lessee, caterer, or guests. For your convenience, however, the BHA will hold items for 30 days following the function, after which they will be discarded. To retrieve items left at the venue, please call the museum at (956)541-5560.

13. Recommendations: Recommendations regarding caterers and decorators will be provided upon request.

14. Event Security: Security is required for all evening events after 5pm where alcohol will be present. Security is contracted separately with the **Brownsville Police Department, Detective F. Cepeda, (956) 548-7070 felipe.cepada@brownsvilletx.gov** The Lessee is responsible for costs incurred for security.

LESSEE (TENANT):

Authorizing Agent

Date

LESSOR (LANDLORD)

BROWNSVILLE HISTORICAL ASSOCIATION

Authorized BHA Agent

Date

For Museum Office Use Only

DEPOSIT: \$500.00 DATE PAID: _____ Staff Initials: _____
BALANCE: _____ DATE: _____ Staff Initials: _____
PAYMENT: _____ DATE: _____ Staff Initials: _____
PAYMENT: _____ DATE: _____ Staff Initials: _____
FINAL PAYMENT: _____ DATE: _____ Staff Initials: _____

RULES AND REGULATIONS GOVERNING RENTAL FOR THE LAURELES RANCH HOUSE MUESUM

(Revised 07/01/2024)

1. SMOKING IS NOT PERMITTED INSIDE the bathrooms, house or kitchen.
2. BHA permits SIX (6) HOURS TOTAL of decorating time. Time may be divided as scheduling allows.
(\$50.00 each additional hour)
3. NO tape, nails, tacks, screws, staples, or other adhesives may be used on the walls, furniture, ceilings, moldings, doors, window frames, or floors.
4. Only battery-operated candles may be used as part of the decorations.
5. No decorations may be hung from the light fixtures.
6. No rice, confetti, fireworks (sparklers, smoke bombs, etc.), candles, piñatas, bounce houses are permitted. Bubbles and battery-operated candles are permitted.
7. All food must be prepared beforehand and will be delivered to the kitchen or outdoor area.
8. For use of area outside the property gate, you must contact the Parks and Recreation Department at the City of Brownsville (956)542-2064
9. All music with speaker units must stop at 12 midnight. Speaker units set up outside should be kept at a reasonable sound level and comply with city ordinances.
10. Children must be supervised so as to protect the art works, furniture and exhibits on display. Lessee is responsible for any damage.
11. The property must be left in the condition in which it was rented. All of the Lessee's personal property should be removed when the premises are vacated.
12. The BHA rents its facility only. The use of cleaning products and any other house supplies are not provided to Lessees. The use of any of these items without permission is strictly forbidden and will result in the holding of the deposit.

I understand that my damage/security deposit will not be refunded in the above rules and other items in this Agreement are violated.

LESSEE

DATE