

**SWEET GRASS COUNTY FAIR BOARD  
FAIRGROUNDS LEASE AGREEMENT**

\_\_\_\_\_  
**Event Date**

PO Box 640 406-932-5146  
Big Timber, MT 59011

THIS AGREEMENT OF LEASE, MADE AND ENTERED INTO THIS \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between SWEET GRASS COUNTY, State of Montana, a body politic and corporate, and under the laws of the State of Montana, herein after referred to as the Lessor, and \_\_\_\_\_ of \_\_\_\_\_, herein referred to as the Lessee.

WITNESSETH

WHEREAS, Lessee is desirous of entering into a rental agreement with the Lessor of Sweet Grass County Fairgrounds for the sponsoring of a \_\_\_\_\_. Therein, for a definite period of time in the future and under certain expressed terms and conditions.

WHEREAS, Lessee represents it is a non-profit organization and Lessor, Sweet Grass County had undertaken no separate investigation of such non-profit status.

NOW THEREFORE, it is mutually agreed between the parties hereto as follows:

1. That in consideration of the rental payments and of the mutual covenants and agreements herein contained, the Lessor does by these presents lease, let, demise and rent unto the Lessee, the following Fairgrounds facilities:

\_\_\_\_\_ for a period of time of \_\_\_\_\_ days, commencing \_\_\_\_\_, 20\_\_ and ending \_\_\_\_\_, 20\_\_.

2. The lessee, as a non-profit organization, in consideration of said renting and of the right to use, possess and occupy said Fairgrounds for the purpose herein expressed, undertake and agrees to pay to Lessor, as rent, a total sum of \$ \_\_\_\_\_.

3. Lessee shall keep accurate records of accounts at all times during this lease, which shall be open to the inspection and examination of Lessor or its representatives, at all reasonable business hours, and Lessee further agrees to make a true accounting of gross admission receipts to Lessor and to make immediate remittance of the true percentage thereof due to the Lessor.

4. Lessor is not to have and control over or attempt to supervise Lessee's business or use of said Fairgrounds, or of Lessee's employees, and in this connection, Lessee agrees to hold Lessor free and harmless from liability as a result of lessee's operation of the Fairgrounds for the purpose provided for herein.

5. Lessee shall not at any time use the premises leased for any purpose or purposes prohibited by the State of Montana or of the United States of America.

6. Upon termination of the lease, Lessee shall surrender peaceable possession of the Fairgrounds back to the Lessor, in as good condition as of this date, reasonable wear and tear and damage by the elements alone accepted.

(Signature/Fee Page on Reverse Side)

**SWEET GRASS COUNTY FAIR BOARD - FAIRGROUNDS LEASE AGREEMENT**

SWEET GRASS COUNTY OF THE STATE OF MONTANA  
 BY: THE FAIR BOARD OF SWEET GRASS COUNTY, MONTANA

Lessee Name: \_\_\_\_\_

Lessor: \_\_\_\_\_

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

Date: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Date: \_\_\_\_\_

**FEE SCHEDULE:**

**\*\*\* MINIMUM FEE AND DEPOSIT ARE DUE IN ADVANCE\*\*\***

<b>FAIRGROUNDS FACILITIES</b>	<b>USER FEE/DAY</b>	<b># DAYS</b>	<b>TOTAL</b>
Rodeo Arena	\$75.00		
Rodeo Concession Stand	\$30.00		
Cutting Arena	\$50.00 each		
Picnic Area	No Charge		
Old Exhibit Building	\$50.00 \$50.00 Cleaning Deposit		
Livestock Buildings	\$150.00 \$150.00 Cleaning Deposit		
Ag Pavillion (Winter: Nov 1 – Mar 30)	\$250.00 \$150.00 Cleaning Deposit		
Ag Pavillion (Summer/Spring/Fall: April 1-Oct 31)	\$200.00 \$150.00 Cleaning Deposit		
Ag Pavillion <b>Kitchen Only</b>	\$50.00 \$50.00 Cleaning Deposit		
Lawns	No Charge		
Stalls (Outdoor Stalls Only)	\$15.00		
Bathrooms (In Infield)	\$25.00		
Canopy (Horse Whisperer Arena)	\$50.00		
Hourly Rate for Livestock Barns and/or Canopy	\$20.00/Hour		
Camping	\$10.00/Night		
Beer Garden Building	\$30.00		

**TOTAL DEPOSIT: \_\_\_\_\_ TOTAL FEE: \_\_\_\_\_**

FEES ARE FOR MAINTENANCE OF THE FACILITIES ONLY