

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

Event Date

PO Box 640 Big Timber, MT 59011 406-932-5146 sweetgrass@montana.edu

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 _____, 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.

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, on the date(s) of _____.

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.

CLEANING REQUIREMENTS (This will ensure your cleaning deposit being returned.)

Ag Pavilion Building: Pick up tables & chairs, sweep, haul garbage to dumpster, clean refrigerator/freezer, clean grill, clean the sinks & counters, sweep & mop the kitchen floor, turn off lights, turn heat down to 45, lock doors, return key.

Rodeo Concessions: Clean refrigerator/freezer, clean grill, clean sinks & countertops, take out garbage, sweep & mop the floor, shut windows, lock doors, return key.

Arena & Rodeo Side: Pick up all garbage and haul to dumpster (including behind grandstands & the infield), repair anything you damaged, clean counters and sweep any building rented, clean announcer stand and walkway behind chutes, report any problems to the Caretaker or the Extension Office.

**** NO DOGS ALLOWED IN THE BUILDINGS.

**** CARETAKER BUZZ FINN: 406-930-0242.

Signature/Fees on Reverse Side

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

Lessee Name: _____

Fair Board/Lessor: _____

Lessee Signature: _____

Approval Date: _____

Address: _____ Email: _____

Phone: _____ Date: _____

FEE SCHEDULE:

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

| FAIRGROUNDS FACILITIES | USER FEE/DAY | # DAYS | TOTAL |
|---|---------------------------------------|---------------|--------------|
| Rodeo Arena (ground will be worked prior) | \$400.00 | | |
| Rodeo Arena worked/watered during event | \$150/time | | |
| Rodeo Concession Stand | \$55.00 \$150 Cleaning Deposit | | |
| Cutting Arena | \$90.00 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 Kitchen Only | \$50.00 \$50.00 Cleaning Deposit | | |
| All Ag Pavilion Rentals: Fridge/Freezers _____ Stove & Grill _____ | No Charge | | |
| Lawns | No Charge | | |
| Stalls (Outdoor Stalls Only) | \$15.00 | | |
| Bathrooms (In Infield) | \$45.00 | | |
| Canopy (Horse Whisperer Arena) | \$50.00 | | |
| Hourly Rate for Livestock Barns and/or Canopy | \$20.00/Hour | | |
| Camping | \$10.00/Night | | |
| Beer Garden Building | \$55.00 \$150 Cleaning Deposit | | |

DEPOSIT FEE: _____ **RENTAL FEE:** _____

FEEES ARE FOR MAINTENANCE OF THE FACILITIES ONLY
 NO DRIVING OR PARKING ON THE LAWNS