

LEASE AGREEMENT

THE PARTIES. This Lease Agreement agreed on August 8, 2024, is between:

The **Lessor** is a business entity known as RODEOTOWN HOLDING COMPANY with a mailing address of 6000 N. Highway 281, Marble Falls, Texas 78654, hereinafter referred to as the "Lessor."

AND

The **Lessee** is a Texas governmental entity known as BURNET COUNTY, TEXAS with a mailing address of 220 S. Pierce, Burnet, Texas 78611, hereinafter referred to as the "Lessee."

The Lessor and Lessee hereby agree as follows:

1. **DESCRIPTION OF LEASED PREMISES.** The Lessor agrees to lease to the Lessee the CADILLAC DANCE HALL located at _____ Fairland Rd., Marble Falls, Texas, hereinafter referred to as the "Premises." The "Premises" shall consist of the inside of the dance hall, the porches, patios, etc. surrounding the dance hall. It does not consist of the stage where the curtains are drawn shall remain drawn on no one allowed on the stage. The congregating area known as the "Green Room" shall not be included in the "premises". The ranch house directly north of the Cadillac shall not be included in the "premises". The kitchen area is included, provided however, it shall not be a congregating area and only workers directly responsible for the event are allowed in the kitchen area.
2. **USE OF LEASED PREMISES.** The Lessor is leasing the Premises to the Lessee for the purpose of holding a dance with food, live music and patrons and the Lessee hereby agrees to lease the Premises for said use. Any change in use or purpose of the Premises other than as described above shall be upon prior written consent of Lessor only.
3. **TERM OF LEASE.** This Lease shall commence for one day/night only (the "Event") on December 6, 2024, between the hours of 7:00 AM to 1:00 AM.
4. **RENT AMOUNT.** Payment shall be made by the Lessee to the Lessor in the amount of \$2500, hereinafter referred to as the "Rent". This is a one-time payment.
5. **RENT PAYMENT.** The Rent shall be paid in cash or check at least 24 hours in advance of the date of the event.
6. **EXPENSES.** Any expenses incurred in the operation of the Event shall be borne solely by the Lessee. In the event Lessor incurs any expenses directly related to the Lessee's event (vendors not being paid, cleanup, etc.), Lessee agrees to reimburse these costs to Lessor within a reasonable time.
7. **SECURITY DEPOSIT.** A security deposit shall not be required.

8. **FURNISHINGS.** The Lessor will provide tables, chairs, and any items that now exist in the kitchen area to the Lessee under this Lease. The use of the sound system on the stage is not permitted nor is it a part of this lease. With prior arrangements, the Lessee may use the house system, which exists right off the dance floor. No equipment behind the curtain is leased to the Lessee.

9. **PARKING.** Parking shall be provided for the Lessee including all parking in the field north of the facility. Neither Lessee nor its invitees shall park in the spaces or areas marked "No Parking" or "Band Parking Only," except for bona fide band members.

10. **NO SALE OF ALCOHOL.** Lessee understands that this is not a licensed location under the Texas Alcoholic Beverage Commission for the sale of alcohol of any kind. Any such beverages are permitted but "BYOB" only.

11. **MAINTENANCE.** The Lessee will leave the dance hall in a reasonably clean manner. The Lessee will be responsible for any damage to the facility.

12. **DISPUTES.** If any dispute should arise in relation to this Lease Agreement the Lessor and Lessee shall first negotiate amongst themselves in "good faith." Afterwards, if the dispute is not resolved then the Lessor and Lessee shall engage in mediation with a mediator agreed upon by both parties in accordance with the laws in the State of Texas. If the Lessor and Lessee fail to resolve the dispute through mediation then either party may seek redress in a Court of competent jurisdiction in Burnet County, the county of mandatory venue.

13. **INDEMNIFICATION.** The Lessee hereby covenants and agrees to indemnify, defend and hold the Lessor harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Lessee's use and occupancy of the premises, and further shall indemnify the Lessor for any losses which the Lessor may suffer in connection with the Lessee's use and occupancy or care, custody and control of the premises. The Lessee also hereby covenants and agrees to indemnify and hold harmless the Lessor from any and all claims or liabilities which may arise from any latent defects in the subject premises that the Lessor is not aware of at the signing of the lease or at any time during the lease term.

14. **WAIVER.** Waiver by Lessor of a default under this Lease shall not constitute a waiver of a subsequent default of any nature.

15. **GOVERNING LAW.** This Lease shall be governed by the laws of the State of Texas.

16. **NOTICES.** Notices shall be addressed to the following:

Lessor: Eddie Shell

Lessee: Burnet County

17. **SEVERABILITY.** If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make them legal and enforceable, and, if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

18. **BINDING EFFECT.** This Lease and any amendments thereto shall be binding upon the Lessor and the Lessees and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE

Signature _____ Date _____
Eddie Shell

LESSEE SIGNATURE

Signature _____ Date _____
Burnet County, Texas
By: _____