



THE AUSTIN WINERY

ROSS MCLAUGHLAN

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RENTAL AGREEMENT

ABOUT US

Ross, Cooper, and Matt founded The Austin Winery in May 2014, establishing the first full production, grape-to-glass winery inside the Austin city limits. The Austin Winery is located in a newly built out development, The Yard at 440 E. St Elmo Rd A1, 78745. which is a quick 10-minute drive from the Capitol. We work with organic and biodynamic vineyards in the Texas High Plains, Texas Hill Country, and Amador County. Our tasting room and event space, has the capacity for large and small events. The room is surrounded by our production equipment, barrel room and concrete bar. We produce wines with Austin's unique culture, climate, and cuisine in mind so our goal is to produce high quality wines in a snob-free, approachable environment. For more information and to see photos of our space, visit us online at www.theaustinwinery.com, Facebook or Instagram(@theaustinwinery).

FURNISHINGS

In-house furnishing and seating are available and included in the rental (check the size of your party to see if the Mezzanine or a Full Rental option is better suited for your event; details listed at the of the agreement). If your event needs extra accommodations or a different style, check out Loot Vintage www.lootrentals.com or Premiere Event rentals www.premiereeventsonline.com. We have a corporate rate with them and can facilitate the booking of outside items.

CATERING

We currently provide high-end cheese and charcuterie plates from Antonelli's Cheese Shop for normal business hours with advance notice. However, if you want more food options we can work with any caterer of your choice. We highly recommend Carlos Crusco Catering www.chefcarlos.com, Mum Foods ATX www.mumsfoodatx.com, and East Side King www.eastsideking.com. We have a prep kitchen that includes a refrigerator, dishwasher, sinks, kitchen counters and grill/smoker for outside cooking. Caterers are responsible for maintaining a clean kitchen; failure to clean will result in a \$250 cleaning fee for the renter.

FLATWARE/GLASSWARE

Outside flatware and china can be rented through the Loot Vintage or Premiere Events. We do not stock large amounts of these items except for wine glassware. Glassware is also available for purchase as souvenir with advance notice if your looking to buy a large quantity.

PARKING

The Yard has over 200 parking spots. Beware of reserved spots, but feel free to park in any other spot. Busy days (Friday - Sunday) tend to be a little harder to get a close parking spot, but not impossible. Encourage your guests to Uber, Lyft, or Ride ATX. Be safe!

MUSIC/ENTERTAINMENT



THE AUSTIN WINERY

We have surround sound that can accommodate any phone(Aux/Headphone Jack), Ipod, laptop and live music/DJ. You can also use our projector to put on some visual entertainment for your party via Apple Airplay. (No DVD,VHS) A wireless microphone can be rented for \$75.

DEPOSIT/CANCELATION POLICY

A 50% non-refundable deposit of the rental fee is due upon agreement.

NO NOS!

Since we have an open production area with all our equipment near the tasting room, we want to keep our product clean and safe from contaminants. Most decorations are welcome, but we have restrictions on certain types (See Below). We will allow one hour to decorate right before start of your event and one hour after to clean up decorations. Following TABC regulations only 21+ will be allowing to drink alcoholic beverages. If you have any questions on what is acceptable, feel free to ask!

NO:

Liquor

Smoking Inside (Including ALL electric devices)

Glitter

Confetti

Sparklers

Silly String

Spray Paint

Open Flames (Excluding Candles)

Hanging Nails/Screws

Leaving trash/decorations behind (\$250 Fee for Extensive Clean Up)

MEZZANINE

Features: Mezzanine is a private space that overlooks the winery & is fully furnished.

Capacity: 40 (Seating for 30)

Rental period: 3 hours for event (Excluding Set up/Break Down)

Fees: \$300 Off Peak (Sun - Thurs) \$500 Peak (Friday-Saturday)

In-house Food & Beverage Minimum: \$250

Down Payment: 50% of Rental Price (Due at Signing)

FULL RENTAL

Features: Full access to winery tasting room and mezzanine. Fully furnished.

Capacity: 220 (180 on main level, 40 in mezzanine. Seating for 110)

Rental period: 6hr for event, 2 hours for prep/breakdown.

Fees: Off peak (Sunday - Thursday) \$2500 Peak (Friday-Saturday) \$6000

In-house Food & Beverage Minimum: \$2000

Down Payment: 50% of Rental Price (Due at Signing)



THE AUSTIN WINERY

YOUR EVENT DETAILS

FIRST: _____ LAST: _____ PHONE: _____
 ADDRESS: _____
 EMAIL: _____ NUMBER OF GUESTS: _____
 NAME OF YOUR EVENT: _____ FULL RENTAL: OR MEZZANINE RENTAL:
 DATE AND TIME OF EVENT (INCLUDING SET UP TIME); START: _____ END: _____
 CATERING/FOOD/ETC: _____
 OTHER DETAILS: _____

AGREEMENT

This contract for the rental of a venue is made this day, _____, by and between THE AUSTIN WINERY, hereafter referred to as the Owner, and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at 440 EAST ST ELMO, BUILDING A-1, AUSTIN, TX, 78745 and known as THE AUSTIN WINERY, and whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated; Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay to the Owner the sum of \$ _____ for _____ no later than _____ (recommended: 30 days before the commencement of the rental period). Of this amount, \$ %50 is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. The remainder, \$ _____, is for damages/security deposit which will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates.
2. The Renter shall have access to and use of the venue from _____ o'clock on _____, to _____ o'clock on _____, for the purpose of hosting the Renter's _____ event.
3. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it. Fees may apply for extensive clean up.
4. Upon Renter's completion of his/her obligations above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.
5. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.
6. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness of their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

DATE _____ PRINT(RENTER) _____ SIGNITURE(RENTER) _____

DATE _____ PRINT(OWNER) _____ SIGNITURE(OWNER) _____