

SOCIAL FUNCTION RENTAL AGREEMENT - NON-CANCELLABLE

Jeffrey D. Harris ["Owner"] agrees to rent 15B Market Square Tower, 317 West High, High Point, NC ["Suite"]

to: _____ ["You" or "Tenant"]

of: _____ (your home address)

1. This Agreement governs utilization of the Suite as venue for hosting a party, private reception, catered function, or social gathering of any kind ["Function"].
2. It is expressly agreed that the Suite will not be used for lodging purposes without first entering into a Lease Agreement.
3. To secure reservations, send: a.) signed Rental Agreement; b.) copy of your driver's license to confirm age; c.) payment in full of rental amount and security deposit. Payment must be by certified check, debit card or credit card. [\$50 surcharge applies for credit card payments.]
4. Rate: \$1,500 per Function. (There is an additional fee of \$150 for cleaning)
5. Date of Function: _____, 20 _____.
6. This is non-cancellable. If you do not use the Suite on reserved date, no refund will be issued unless Owner is able to re-rent the Suite for the same date. If the Suite is re-rented, any rent paid will be refunded less 25% administrative fee. No refunds for late arrival, early departure or substitute dates.
7. You and your guests agree to treat the property with due care and abide by Social Function Guidelines.
8. Please notify Owner upon arrival of any damage or concerns. Thereafter, you agree to be responsible for any damage, breakage or missing articles. You agree to be liable for any loss or damages exceeding the security deposit.
9. You and your guests assume the risk of loss or injury. You agree to indemnify and hold the Owner harmless from any and all losses, injuries, damages, or actions sustained by or brought against Owner, and his agents arising out of this Agreement or use of Suite by you or guests except where the Owner is ultimately proven negligent.
10. If the Owner is unable to make the Suite available for any reason, the Owner's sole obligation and liability is a full refund of all payments made. Time is of the essence for all provisions. Agreement not binding unless signed by both parties. You must be at least 25 years of age. Any claim relating to the Agreement must be brought in Guilford County, NC. To secure reservations, please return this application signed, together payment of total amount calculated below and copy of driver's license to confirm age.
11. In lieu of a Security Deposit, you agree that if any of these terms or policies are violated by you or any guests, you will be responsible to pay for repairs or clean-up and will accept that charge if posted to the credit card that was authorized for this stay.
12. Payment: Send payment this Agreement, signed by you. Make payments to "Jeffrey D. Harris." Mail to Jeffrey D. Harris, PO Box 1550, Jamestown, NC 27282.

Basic rate per Function = \$1,500

+ Cleaning Fee = \$150

Credit card payments: VISA MasterCard

_____	_____	_____	_____
account no.	expiration date	account name	signature

I am at least 25 years of age. I accept and will be responsible for compliance with this Agreement and Social Function Guidelines.

Signature of tenant: _____ date: _____, 20 _____

Owner accepts as binding lease: _____ date: _____, 20 _____

Jeffrey D. Harris, Owner

GUIDELINES FOR SOCIAL FUNCTION
15B Market Square Tower, 317 West High Street, High Point, NC

Appliance & System Malfunctions In the event of an emergency, dial 911. In the event of a major malfunction in plumbing, heating or air conditioning systems, contact the building manager at 336.821.1555. If an appliance malfunctions call the Owner at 336.822.3200. We will respond as quickly as possible. There are no refunds or compensation inasmuch as every good faith effort is made to insure the property is maintained to highest standards.

Telephone Guests will need their own mobile telephone as a landline will not be available.

Lodging The Suite is to be used for one social function only.

Prohibited No smoking or pets are allowed in the Suite or on the balcony. No cooking in any area other than the kitchen is allowed. No negligent or unlawful activities including use of illegal substances are allowed. Any evidence of smoking or pets in the Suite or on the balconies will result in forfeiture of the deposit.

Restricted Access Locked areas for which you are not provided a key, (such as access to roof and the swimming area) are not part of the rented area and are off limits.

Checkout procedures Prior to checkout, make sure all doors and windows are closed and locked. On departure, leave keys and parking passes on the kitchen table and leave the Suite locked. Report any breakage to the Owner.

Occupancy No more than 50 people are allowed to occupy the Suite at any given time.

Lost, Stolen or Abandoned Articles The Owner is not responsible for the loss of or damage to personal property, belongings or valuables of you or your guests. Property left behind shall be deemed abandoned, which Owner has no duty to return. There will be a \$50 fee per item, plus shipping for the return of any items which Owner may, in his discretion, return.

Miscellaneous Please do not rearrange furniture. Do not use the Suite or common areas in such a fashion that disturbs or offends other guests or residents.

Authorization to Charge Fees for Policy Violations: By signing, you further acknowledge and agree that if any of these terms or policies set forth in "Guidelines for Use" or the Lease are violated by you or any guests, you will be responsible to pay for repairs or clean-up and will accept that charge if posted to the credit card that was authorized for this stay.

I have read, understand, and will comply with these Guidelines.

signature of tenant

date: _____