



EVENT RENTAL AGREEMENT

THIS EVENT RENTAL AGREEMENT (the “Agreement”) is made and entered into by and between FORTUNATO HOSPITALITY, LLC., a Michigan limited liability company, d/b/a Greencrest Manor (“Greencrest”), and *TEST TEST, (collectively, the “Client”). In consideration of the mutual promises, covenants, representations, warranties and agreements set forth herein, and for other good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, the Client desires to temporarily rent, occupy, and make use of the Venue, as hereinafter defined, and Greencrest agrees to such rental, occupation, and use in consideration of certain payments and covenants as set forth below. Now, therefore, the parties intending to be legally bound, agree to the following terms and conditions:

i. Defined Terms and Fundamental Provisions.

Section 1 of this Agreement contains the fundamental business terms and provisions of this Agreement as described below.

a. Contact Information

GREENCREST MANOR

Greencrest Manor
6174 Halbert Road
Battle Creek, Michigan 49017
Attn: Jennifer Ederer
Phone: 616-540-8267
Email: events@greencrestmanor.com



CLIENT INFORMATION

Wedding Date:

Bride Name:

Groom Name:

Email Address: *

erin@gwynethpaige.com

Phone Number: *

6165500188

Street Address: *

City: *

State: *

Zipcode:

Payment Responsibility

Who's paying for the wedding? (Please check all that apply) : * The Bride/Groom

Mother of the Bride Father of the Bride Mother of the Groom

Father of the Groom Other

ADDITIONAL CONTACT INFORMATION

Please share the information who is responsible for paying for the wedding. Greencrest will contact parties responsible for paying for the wedding/event to complete a separate joinder agreement that includes credit card authorization.

Full Name:	Relation to the Couple:	Phone:	Email:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Full Name:	Relation to the Couple:	Phone:	Email:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Full Name:	Relation to the Couple:	Phone:	Email:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Full Name:	Relation to the Couple:	Phone:	Email:
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
	Relation to the Couple:		
	<input type="text"/>		

b. Damage Deposit " shall be \$1,000.00 and shall be payable together with the third and final installment of the Rental Fee, as provided in Section 4 below.

c. "Effective Date" of this Agreement shall be the last date upon which this Agreement shall have been executed by Greencrest and Client.

d. "Estimated Guest Count" shall mean guests are estimated to attend the Event on the Event Date. Client shall provide Greencrest with notice no fewer than 30 days prior to the Event Date confirming the final number of guests who will attend the Event (hereinafter, the "Final Guest Count").

e. "Event" shall mean the wedding of and or event description: .

f. "Event Date" shall mean .

g. "Event Hours" shall mean the hours for which the Client has reserved the Venue, as set forth on Exhibit D.

h. "Initial Deposit" shall be \$5,000.00 and shall be due and payable on the Effective Date.

i. "Permitted Cancellation" shall mean any cancellation which occurs as a result of (i) a casualty to the venue which would render the Venue incapable of hosting the Event, (ii) a Force Majeure event, (iii) the death of Client or a member of Client's immediate family, (iv) a cancellation made more than 270 days prior to the Event, or (v) if Client is a member of the armed services and is called for active duty after the Effective Date, but prior to the Event Date, and would be unable to attend on the Event Date as a result of such service.

j. "Policies and Procedures" shall mean those policies and procedures set forth on Exhibit B attached hereto and incorporated herein by this reference.

k. "Rental Fee" shall be that amount set forth on Exhibit D attached hereto and incorporated herein by this reference.

l. "Venue Layout" shall mean the site plan of the Venue as shown and depicted on Exhibit A attached hereto and incorporated herein by this reference.

m. "Venue" shall mean Greencrest Manor and Estate, located at 6174 E. Halbert Road in Battle Creek, Michigan.

n. This Agreement includes the following exhibits, each of which is incorporated herein as if fully rewritten:

- Exhibit A-Venue Layout
- Exhibit B-Policies and Procedures
- Exhibit C-Preferred Caterer List
- Exhibit D-Rental Fee Calculation
- Exhibit E-Credit Card Authorization
- Exhibit F-Form of Certificate of Insurance

2. Event Date and Description of Event.

The Client agrees to rent the Venue for the Event on the Event Date during the Event Hours, subject to the terms and conditions of this Agreement.

3. Products and Services.

Client shall provide a list of all third party vendors who provide music, catering, floral, décor, lighting, tables, chairs, tents, flowers, etc. for the Event in accordance with this Section 3.

Greencrest has pre-approved the caterers, whose contact information is attached hereto as Exhibit C. The Client must select a caterer from the approved list of vendors, or submit the name of such other caterer to Greencrest for its approval, in Greencrest's sole and absolute discretion. Client must submit final approved vendor choices for all other vendors and copies of all contracts between the approved vendors and Client to Greencrest as soon as available to Client, but not

fewer than 21 days prior to the Event Date. Greencrest shall provide the products and services for the Event as set forth in the Policies and Procedures attached hereto as Exhibit C, and the Rental Fee Calculation attached hereto as Exhibit D and incorporated herein by this reference. All other products and services for the Event shall be provided by Client or third party vendors approved in advance by Greencrest. Client has reserved the rooms at the Venue as set forth on the Rental Fee Calculation attached hereto as Exhibit D. Fortunato Hospitality, LLC is the exclusive provider of beverages for events at the Venue. Client and Fortunato Hospitality shall enter into a separate contract for the provision of non-alcoholic and/or alcoholic beverages for the Event.

4. Rental Fee and Payment Terms.

Client shall pay the Rental Fee in installments according to the following schedule:

a. Payment Terms.

i. The first installment of the Rental Fee (the "First Installment") shall be equal to forty-five percent (45%) of the balance of the Rental Fee, less the Initial Deposit, and shall be due and payable on or before the date which is 270 days prior to the Event Date. If the Event Date is less than 270 days from the Effective Date, but more than 180 days from the Effective Date, the First Installment shall be due and payable on the Effective Date.

ii. The second installment of the Rental Fee (the "Second Installment") shall be equal to forty-five percent (45%) of the balance of the Rental Fee, less the Initial Deposit and the First Installment and shall be due and payable on or before the date which is 180 days prior to the Event Date. If the Event Date is less than 180 days from the Effective Date, the First Installment and Second Installment shall be due and payable on the Effective Date.

iii. The third and final installment of the Rental Fee (the "Final Installment") shall be equal to approximately ten percent (10%) of the balance of the Rental Fee, less the Initial Deposit, the First Installment, and the Second Installment, and shall be due and payable on or before the date which is 21 days prior to the Event Date. All additional ancillary charges to the Event shall be due and payable in the Final Installment within 21 days prior to the Event Date, including without limitation, the Damage Deposit. In the event that the Final Guest Count is greater than the Estimated Guest Count, the Rental Fee shall be increased accordingly, and such excess shall be included with the third and final installment of the Rental Fee. In the event the Final Guest Count shall be less than the Estimated Guest Count, the final installment of the Rental Fee shall be decreased as a result thereof.

Payments may be made by check (made payable to Greencrest Manor, and mailed to 6174 Halbert Rd, Battle Creek, MI 49017, c/o Greencrest Manor), ACH (direct deposit), credit or debit cards. Any check returned for non-sufficient funds shall be subject to an additional \$150.00 processing fee.

b. Late Fees. In the event that Client fails to pay any installment, fee or charge specified herein to Greencrest within five (5) days of the date when due, Client shall also pay to Greencrest on demand a late charge equal to \$100.00 for each day of delay in payment. In the event Greencrest receives from Client any checks for which there is non-sufficient funds, Client shall pay to Greencrest, in addition to Greencrest's other rights and remedies for such failure, on demand the sum of \$50.00 for each check so received.

c. Damage Deposit. Client shall provide the Damage Deposit to be applied to any damages to the Venue during the Event, or for extraordinary cleanup or trash removal. The Damage Deposit is to be held by Greencrest, without liability for interest, as a security and damage deposit for the faithful performance by Client of all the terms, covenants and conditions of this Agreement to be

kept and performed by Client. Prior to the time when Client shall be entitled to the return of this Damage Deposit, Greencrest shall be entitled to intermingle the Damage Deposit with Greencrest's own funds and to use such Damage Deposit for such purposes as Greencrest may determine in its sole and absolute discretion. In the event of any damage to the Venue during the Event, then Greencrest, may (but shall not be required to) appropriate and apply all or such portion of the Damage Deposit as may be necessary to compensate or repay Greencrest for all losses or damages sustained or to be sustained by Greencrest as a result of such damages. Should the Damage Deposit be insufficient to repair any damage to the Venue, the Client shall be responsible for the excess. Greencrest, in its sole and absolute discretion, may choose the contractor to repair any damages. The Damage Deposit shall be returned to Client, less any depletion thereof as the result of the provisions of this Section, within 14 days of the Event, or upon the earlier termination of this Agreement. Client shall have no right to anticipate return of the Damage Deposit by withholding any amount required to be paid pursuant to the provisions of this Agreement or otherwise. In the event the Client cancels the Event, the Damage Deposit shall be refunded to Client.

5. Cancellation and Rescheduling Policy.

a. Cancellations. All cancellations must be made in writing to the notice address of Greencrest as set forth in Section 1 above. Except for a Permitted Cancellation, (i) If the notice to cancel is more than 270 days from the Event Date, the Client shall receive a full refund of all deposits previously paid; (ii) if the notice to cancel is more than 180 days but 270 or fewer days prior to the Event Date, the Client will forfeit the Initial Deposit and the First Installment of the Rental Fee, (iii) if the notice to cancel is 180 or fewer days prior to the Event Date, the Client will forfeit all deposits previously paid. If the Client shall cancel the Event due to a Permitted Cancellation, any and all deposits made shall be refunded to the Client. There shall be no refunds for cancelled events due to inclement weather. The parties hereto acknowledge and agree that the sums payable under subsection 6(a)(i), 6(a)(ii), and 6(a)(iii) above shall constitute liquidated damages and not penalties. The parties further acknowledge that (x) the amount of loss or damages likely to be incurred by Greencrest as a result of such cancellation is difficult to precisely estimate, (y) the amounts specified in such subsections bear a reasonable relationship to the loss to be suffered by Greencrest in the event that Client should cancel the Event as set forth above and Greencrest would be unable to rent the Venue on the Event Date as a result of the cancellation, and are not plainly or grossly disproportionate to the probable loss likely to be incurred in connection with the cancellation, and (z) the parties hereto have reached an agreement as to such amounts due to the uncertainty and cost of litigation regarding the question of actual damages.

b. Rescheduling. In the event that the Client desires to reschedule the Event Date, Client shall provide written notice to Greencrest as set forth in Section 1 above, and the following rescheduling fee shall apply as set forth below:

i. If the notice to reschedule is more than 270 days from the Event Date, no rescheduling fee shall be due in order to reschedule the Event.

ii. If the notice to reschedule is more than 180 days but 270 or fewer days prior to the Event Date, a rescheduling fee of thirty five percent (35%) of the Rental Fee shall be due in order to reschedule the Event.

iii. If the notice to reschedule is 180 or fewer days prior to the Event Date, a rescheduling fee of seventy-five percent (75%) of the Rental Fee shall be due in order to reschedule the Event.

6. Policies and Procedures.

Client shall abide by and observe the Policies and Procedures for the Event attached hereto as Exhibit B and incorporated herein by this reference. Greencrest shall have the right to amend such

Policies and Procedures from time to time, so long as Greencrest provides such amended Policies and Procedures in writing to Client prior to the Event Date.

7. Insurance.

Not later than thirty (30) days prior to the Event Date, Client shall furnish to Greencrest a certificate of insurance for liability insurance in an amount not less than \$500,000.00 combined single limit for bodily injury and property damage. Greencrest Manor, Fortunato Hospitality, LLC, and Fortunato Holdings, LLC shall be named as additional insureds. Further, Client shall require each of its vendors to supply Greencrest with a certificate of insurance for the Event naming Fortunato Hospitality, LLC, and Fortunato Holdings, LLC as additional insureds. A form of the certificate of insurance is attached hereto as Exhibit F. A pdf of the certificate of insurance will be provided to Client upon request of Client.

8. Parking.

Parking is allowed only on Venue's west lawn as shown and depicted on the Venue Layout. Valet parking or a parking attendant is required for all events with more than 125 guests, or for groups with more than 50 cars. The maximum number of cars allowed for self-parking is 50 cars. On-site parking with valet service may allow up to 100 cars. Client will be required to pay a separate fee to the valet vendor (the "Valet"). The Valet will determine whether the Event will require off-site parking. There is ABSOLUTELY NO PARKING permitted on Halbert Road or Marywood Bluff and guests of the Event parking on these streets are subject to towing at their own expense. Shuttle services are required for all events with more than 150 guests. Client will be required to pay a separate fee to such transportation vendor (the "Shuttle Service").

9. Alterations and Renovations of the Venue.

Client agrees that it is using the Premises "AS IS", and that no oral representations as to the condition thereof were made by Greencrest, or any of its officers, members, agents, representatives or employees prior to or at the execution of this Agreement other than as stated herein. Greencrest makes no warranties regarding the suitability of the Venue for Client's intended use. Greencrest shall have the right to make any addition, alteration or improvement to the Venue at any time and such modifications shall not affect the validity of this Agreement. Client may not alter, repair, add to, improve or change the Venue or any part thereof without the prior written consent of Greencrest in its sole and absolute discretion, and, unless otherwise provided by such prior written consent or by this Agreement, (i) all alterations, repairs, additions, improvements or changes shall be done either by or under the direction of Greencrest, but at the cost of Client, and (ii) any such alterations, repairs, additions, improvements or changes made in or to the said Premises shall be the property of Greencrest, and shall remain and be surrendered with the Premises after the Event Date or the earlier termination of this Agreement. Client agrees to pay on demand for all damage or injury done to the Venue, or any part thereof, which is caused either directly or indirectly by Client, its guests, invitees, vendors, agents, employees, partners, contractors and subcontractors, or others in any way connected with Client's use of the Premises.

10. Casualty.

In the event that Greencrest, in its sole and absolute discretion, determines that the Premises is damaged or destroyed by fire or other casualty, thereby preventing Client's use of the Venue for the Event on the Event Date, this Agreement shall immediately terminate upon written notice by Greencrest to Client. Greencrest reserves the right in Greencrest's sole discretion to cancel, interrupt, or terminate, with reasonable advance notice to Client, this Agreement, including, the Event, in the interest of public safety or public health if, in the reasonable discretion of Greencrest such cancellation, interruption, or termination is warranted. In the event of any such termination or

cancellation by Greencrest, then Greencrest shall promptly notify Client and return to Client all funds paid by Client to Greencrest up to and including the date of such termination or cancellation (unless such cancellation or termination resulted from the acts or omissions of Client in which case Greencrest shall retain all such funds).

11. Force Majeure.

Greencrest shall not be liable for non-performance of this Agreement when such non-performance is attributable to disputes or strikes, accidents, governmental (federal, state, or local) regulations and/or restrictions, availability of food and/or beverage, riots, national emergencies, Acts of God, and other causes whether enumerated herein or not that are beyond the reasonable control of Greencrest which prevent or interfere with the performance by Greencrest or availability of the Venue. In the event that Greencrest does not execute performance of this Agreement and host the Event, except for circumstances beyond its control, then in that event Greencrest's sole liability will be to refund to Client any and all deposits made by Client. Greencrest shall not be liable for incidental or consequential damages arising from its failure to host the Event due to a casualty, condemnation, or force majeure event.

15. Joint and Several Liability.

Whenever two (2) or more parties constitute Client, all such parties, as well as any third-party payors (who shall sign a joinder to this Agreement), shall be jointly and severally liable for performing Client's obligations hereunder.

16. Governing Law.

The laws of the State of Michigan shall govern the interpretation, validity, performance and enforcement of this Agreement. If any provision of this Agreement should be held to be invalid or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected thereby.

17. Mandatory Dispute Resolution.

In the event of a dispute, the parties hereto shall first submit such dispute to mediation. If such dispute is not resolved at mediation, then the parties shall submit to binding arbitration. In the event a matter is submitted to arbitration to enforce or interpret any part of this Agreement, the prevailing party shall be entitled to recover as an element of its cost such action, and not as damages, all fees associated with the arbitration, including without limitation, reasonable attorney's fees actually incurred, as fixed by the mediator or arbitrator, as the case may be.

18. Further Assurances.

The parties agree to execute such further documents and instruments and to take such further actions as may be reasonably necessary to carry out the purposes and intent of this Agreement.

19. Counterparts; Electronic Signatures.

This Agreement may be executed in multiple counterparts and by emailed "pdf" transmission or similar electronic transmission, each of which shall be deemed an original and all of which shall constitute one agreement, and the signature of either Greencrest or the Client to any counterpart

shall be deemed to be a signature to, and may be appended to, any other counterpart. The parties further acknowledge and agree that this Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, "electronic signature" shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature, or any electronic symbol or process attached to, or associated with, a contract or other record and adopted by a party to this Agreement with the intent to sign, authenticate or accept such contract or record.

20. Severability.

If any provision of this Agreement is determined by any court or arbitrator of competent jurisdiction to be invalid, illegal or unenforceable in any respect, such provision will be enforced to the maximum extent possible given the intent of the parties hereto. If such clause or provision cannot be so enforced, such provision shall be stricken from this Agreement and the remainder of this Agreement shall be enforced as if such invalid, illegal or unenforceable clause or provision had (to the extent not enforceable) never been contained in this Agreement.

21. Time.

Time is of the essence in the performance of all terms of this Agreement.

Exhibit A

VENUE LAYOUT

2. SERVICES. Items listed in Greencrest Agreement are the extent of the services provided by Greencrest. All other services are to be provided by Client or Client's third party vendors. This includes, but is not limited to, catering, DJ/band/entertainment, floral/decor, audio/visual, event coordination etc. All third party vendors must be approved by Greencrest in its sole and absolute discretion and must hold any required permits, licenses, certifications and satisfactory insurance.

3. VENUE MANAGER/CLIENT CONCIERGE. Greencrest does not provide professional wedding or event coordinating services. Greencrest will provide a Venue Manager/Client Concierge for the Client on the day of the event to assist with the venue's functionality. Greencrest requires the Client to hire a professional wedding coordinator for a minimum of day-of services. Coordinator must provide proof of insurance.

4. EVENT PLAN. Client or Client's coordinator must submit an Event Plan to Greencrest 30 days prior to the Event Date. The Event Plan must include the timeline for the day-of, venue's floor plan, rain plan in the event of inclement weather, vendor contact form provided by Greencrest, arrival and departure times. Client must modify the Event Plan if requested to do so by Greencrest. Client must provide a final guest count to Greencrest 21 days prior to the Event Date.

5. HOLIDAYS. Greencrest reserves the right to charge a 20% surcharge on all fees for events which are held on specified national holidays, which shall include Christmas Eve, Christmas Day, New Year's Eve, New Year's Day, Easter, Memorial Day, Independence Day, Labor Day and Thanksgiving.

6. VENDORS. Client's vendors must adhere to all rules and regulations set forth by Greencrest. Client is responsible for all vendor activities.

7. CATERING. Should Client choose a caterer NOT on Greencrest's Preferred Vendors List, then said Caterer must be approved by Greencrest and meet the following requirements.

- a. Caterer must provide one staff member per every 10 guests.
- b. Caterer is responsible for bussing and refilling non-alcoholic drinks and/or drink stations.
- c. At least one staff member must stay until the end of the night to fulfill above duties.
- d. Caterer is responsible for cleanup as required in Paragraph 16 below.
- e. Caterer has the capability to assist with a room flip.
- f. The use of any barbeques, grills, heaters or fryers are subject to the approval of Greencrest and local regulations (i.e. county wide burn bans may be in effect). Should Client's Caterer wish to use any of said equipment Caterer must have prior authorization from Greencrest.

8. ALCOHOLIC BEVERAGES. Greencrest is the exclusive provider of alcoholic beverages at the Venue, and Client and Fortunato Hospitality, LLC shall enter into a separate contract for the provision of alcoholic beverages if Client chooses to serve alcoholic beverages at the Event. Client and their guests and invitees are prohibited from bringing alcohol onto the Venue premises and consuming alcohol not purchased from Greencrest on the Venue premises. Greencrest charges a 21% service charge for all beverages sold on the Venue during the Event, in addition to all applicable sales tax. Greencrest reserves the right to refuse service of alcoholic beverages to any guest or invitee of Client, in Greencrest's sole and absolute discretion.

9. PHOTO RELEASE. Client hereby consents and agrees that Greencrest has the right to take videos, photographs, or digital recordings of the Event or those taken by the videographer or photographer and to use these in any or all media, now or hereafter known. Client further understands and agrees that names and identity of the Client may be revealed therein or by descriptive text or commentary. The Client hereby releases to Greencrest rights to exhibit this work in print and electronic form privately and

publicly. The Client waives any rights, claims, or interest they may have to control the use of their identity or likeness in whatever media used. The Client understands that there will be no financial or other remuneration for recording or photographing the Event, either for initial or subsequent transmission or playback.

10. DECORATIONS. Greencrest prohibits the use of any decorations that may hinder the integrity of the facilities' original state. No nails, staples or any other device(s), nor any tape, glue, or adhesive of any kind will be used on the interior/exterior of any buildings or structures on Greencrest's property. The following decorations are PROHIBITED by Greencrest; confetti, glitter, sand, real colored rose petals (indoors), fake rose petals (outside), sky lanterns, or nonbiodegradable decor used for Client's exit/toss on the exterior of the property. All decorations must be removed within 2 hours of the conclusion of the Event. Vendors are responsible for all equipment being removed within 2 hours of the conclusion of the Event. Client is responsible for the removal of all personal items at the end of Client's designated rental period. Equipment and personal items are not allowed to be left overnight. Any equipment/personal belongings left overnight may be considered abandoned property and may be disposed of by Greencrest staff. Greencrest is not responsible for any lost, stolen or damaged items.

11. MANOR HOUSE. Unless Client has rented a room or rooms in the Manor House at the Venue, Client and its guests and invitees shall not have access to the second and third floors of the Manor House.

12. PROHIBITED ITEMS. The use of ladders is not permitted by Client or their guests. Should the installation of decorations require the use of a ladder, a licensed and insured vendor must provide and use the ladder. Proof of adequate insurance must be provided prior to the vendor entering the facility and is subject to verification by Greencrest.

13. SPARKLERS. Sparklers are allowed as long as a burn ban has not been issued. Client must provide tin buckets with sand for the extinguishment of sparklers.

14. CONDUCT. Client is responsible for the conduct and actions of guests, including children, invitees, vendors, agents, employees, partners, contractors and subcontractors. All children must be supervised by an adult at all times. Greencrest is not liable for any unfortunate events involving children on the Venue property. Should Greencrest determine, in its sole discretion, that any person is endangering themselves or others, Greencrest reserves the right to remove that person from the Event or cancel the Event in its entirety.

15. FIREARMS. No firearms are permitted on Greencrest's property at any time.

16. CLEANING. All tables must be cleared, and the reception area shall be free of food and beverages and wiped down, and all trash must be removed, bagged, and be placed in the provided dumpster by the caterer. Large boxes are not permitted in the dumpster. Greencrest will provide trash bags. Any personal suites must be completely cleared and all personal items removed. Greencrest will sweep and mop floors, remove restroom trash, and strike all tables and chairs. The floral provider shall remove all floral and other decorative installations installed by them within 2 hours of the end of the Event. All other third party vendors who shall bring any personal property onto the Venue shall remove the same within 2 hours of the end of the Event. All cleaning must be complete within 2 hours of the end of the Event. Client is responsible for ensuring all vendors adhere to the cleaning policy. If the Event requires extensive clean up, an additional fee of \$400.00 will be charged against the Damage Deposit at the discretion of Greencrest.

17. SMOKING. Smoking is allowed in designated areas only. Smoking is prohibited in or within 20 feet of any building. Smoking related waste must be disposed of in designated containers.

18. ILLEGAL AND HAZARDOUS SUBSTANCES. Illegal or hazardous substances are not permitted. The use or possession of illegal or hazardous substances by Client or Client's guests will result in immediate termination of the Event without a refund.

19. TOURS OF VENUE. Landlord reserves the right to provide tours of the Venue on the Event Day. Any tours of the Venue will end no later than two hours prior to the beginning of the Event.

20. ANIMALS. No pets or animals of any kind, except for seeing eye dogs and other certified service animals, shall be allowed at the Event or on the Venue property without the prior written consent of Greencrest, in its sole and absolute discretion. If the client shall bring any animal to the Venue, the Client hereby agrees to indemnify, hold harmless, and defend Greencrest, its managers, employees, agents, and representatives against all liability, judgments, expenses (including attorney's fees), or claims by third parties for any injury to any person or damage to property of any kind whatsoever caused by such animal(s). Further, the client agrees that any damage to the exterior or interior of the Venue, grounds, flooring, walls, trim, finish, tiles, carpeting, or any stains, etc., caused by such animal(s) will be the full financial responsibility of the Client, and the Client agrees to pay all costs involved in the restoration to its original condition. If because of any such stains, etc., said damage is such that it cannot be removed or repaired, then the Client hereby agrees to pay the full expense of replacement.

21. NOISE. Due to Greencrest's proximity to residential areas, amplified music or sound outside is prohibited, excepting only music played during the ceremony. Otherwise, all amplified music must be in an enclosed or tented area and at levels as designated by Greencrest. Indoor music must be played at a level which cannot be heard outside. If police are dispatched to Venue due to excessive noise from the Event, the Event shall be closed down and the Rental Fee will be forfeited.

22. LIGHTING. If the Client's event takes place during or after sunset and if Client desires to use outside lighting, Greencrest requires that Client MUST rent outside lighting from one of Greencrest's approved vendors. Outdoor lighting is subject to applicable law and Greencrest's prior review and approval, which approval shall not be deemed to be compliance with applicable law.

Exhibit C

PRE-APPROVED CATERERS LIST

The Everyday Chef and Wife

Chef Jason is a personal chef classically trained in the culinary arts. Based in Grand Rapids, MI, The Chef has been specially trained, but definitely not limited to, vegan and gluten-free cuisine.

Millennium Catering & Events

Millennium Catering takes pride in their ability to create a truly unique experience that fits your style, your taste, and your wallet. With extreme attention to every detail, award winning chefs, and the finest and freshest dishes, Millennium will turn your dream event into a reality.

WEBSITE

WEBSITE

Exhibit D

RENTAL FEE(S)

Exhibit E

CREDIT CARD AUTHORIZATION

Name as it appears on the credit card

Company Name

Account Number

Expiration Date

CW

Billing address (where statement is mailed)

City

State

Zipcode

Telephone Number:

Email Address

Fax number

Approved Charges: Room and Tax Only All Charges Other

If Other chosen, please describe.

For your protection, Greencrest Manor does not accept and will not process credit card information provided via email or text messages. Please return this form using the fax numbers provided below or deliver in person. Contact us at events@greencrestmanor.com for assistance. Note: credit card will be charged prior to arrival.

SEND TO: Greencrest Accounting fax:

Initials

I certify that all of the above information is complete and accurate. I hereby authorize the indicated Greencrest Manor to collect payment for the charges as indicated in the Approved Charges section of this form. All credit card charges are subject to the required 2.5% credit card processing fee. I certify that I am the authorized signer of the credit card listed above.

Exhibit F

FORM OF CERTIFICATE OF INSURANCE



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME:		
	PHONE (A/C No. Ext):		FAX (A/C No.):
	E-MAIL ADDRESS:		
	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A:		
	INSURER B:		
INSURED	INSURER C:		
	INSURER D:		
	INSURER E:		
	INSURER F:		

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
	GENERAL LIABILITY						EACH OCCURRENCE \$
	COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea occurrence) \$
	CLAIMS-MADE <input type="checkbox"/> OCCUR <input type="checkbox"/>						MED EXP (Any one person) \$
							PERSONAL & ADV INJURY \$
							GENERAL AGGREGATE \$
	GENL AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMPIOP AGG \$
	POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC <input type="checkbox"/>						\$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident) \$
	ANY AUTO						BODILY INJURY (Per person) \$
	ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/>						BODILY INJURY (Per accident) \$
	HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS <input type="checkbox"/>						PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/>						EACH OCCURRENCE \$
	EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/>						AGGREGATE \$
	DED <input type="checkbox"/> RETENTION \$						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATUTORY LIMITS <input type="checkbox"/> OTHER <input type="checkbox"/>
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH)		N/A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER Fortunato Hospitality, LLC Fortunato Holdings, LLC	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE <div style="border: 1px solid black; height: 20px;"></div>

ACORD 25 (2010/05)

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Signatures

CLIENT SIGNATURES

I agree to the terms and conditions of this contract.

First Name

Last Name

Select Date

Signature

I agree to the terms and conditions of this contract.

First Name

Last Name

Select Date

Signature

GREENCREST SIGNATURE

FORTUNATO HOSPITALITY, LLC, a Michigan limited liability company, d/b/a Greencrest Manor

I agree to the terms and conditions of this contract.

First Name

Last Name

Signature
