



The Cedar County Fair
Association
PO Box 324
Tipton, IA 52772
(563) 886-6170
thecedarcountyfair@gmail.com

Rental Agreement

Licensee Name: _____

Billing Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

2nd Contact: _____ Phone: _____

Email: _____

RENTAL AREA	TYPE OF RENTAL (WEEKEND EVENT/ 1 DAY EVENT)	DEPOSIT	TOTAL COST
All Grounds			
Mathew's Building, Floral Hall, & Grove			
All Animal Buildings			
North & South Cattle Barn and Arena			
Carnival Area			
Horse Arena			
Camping			
Other: Please Specify Below			
	Total from Alcohol		
	Grand Total		

***OFFICE USE ONLY**

Rental Dates: _____

*Insurance on File: _____

Type of Event: _____

*Deposit Collected: _____

Anticipated Attendance: _____

*Rent Collected: _____



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Alcohol Policy

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All alcohol must be purchased from the Cedar County Fair Association. We have a yearlong liquor license that we will not suspend for single events.

Available Alcohol

Mixers: Grenadine, Tonic Water, Club Soda, Cranberry Juice, Pineapple Juice, Orange Juice, Lemonade, Red Bull, Diet Pepsi, Pepsi, Mountain Dew, Diet Mountain Dew, Starry, Root Beer, Squirt, Water.

Liquor: Malibu Coconut Rum, Seagrams Gin, Amaretto, Peppermint Schnapps, Bacardi White Rum, Fireball Whiskey, Tito's Vodka, Captain Morgan Spiced Rum, Black Velvet, Black Velvet Peach, Black Velvet Apple, Jack Daniel's Whiskey, Dr McGillicuddy's Cherry, Crown Royal Whiskey.

Wine: White Zinfandel, Chillable Red, Moscato, Cabernet Sauvignon.

Seltzers: Mike's Hard Lemonade, Frescan Vodka Spritz, Black Cherry White Claw, Twisted Tea, Carbliss LemonLime, Carbliss Strawberry Marg, Carbliss Cranberry, Carbliss Pineapple, High Noon Pineapple, High Noon Peach.

Beer: Busch Light, Michelob Ultra, Coors Light, Bud Light, Budweiser, Miller Light, Leinenkugel's Summer Shandy, Busch NA.

Note: Product subject to change based on distributor availability and drink popularity.

Special Requests

The Cedar County Fair Association is willing to accommodate special drink requests on canned beverages with the stipulation that the licensee must purchase all remaining stock at the end of the event.

Bartenders

Bartenders are required for all events with alcohol. Each bartender is \$100/event. Bartenders keep all tips generated. Bartenders will be required by the expected number of people at the event:

- Less than 250 people = 2 bartenders
- 250-350 people = 3 bartenders
- 350+ people = 4 bartenders

Tabs/Prepaying Alcohol

The Cedar County Fair Association will not run tabs during an event. If you would like to pre-purchase tickets for drinks, we will sell them at a discount of \$0.50/drink. These tickets are nonrefundable, but more can be purchased throughout the duration of the event.

	Bartenders	Beer/Wine/Specialty Drink Tickets	Liquor Drink Tickets	Total
Total Number				
Total Cost				



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Rental Rules and Guidelines

Rental Deposit and Payment Agreement

The total cost for the use of the Cedar County Fairgrounds and its facilities described in this contract is listed above. To reserve spaces on the date(s) requested, the Cedar County Fair Association requires this contract to be signed by the licensee and the initial deposit to be made. The remaining balance is due 90 days prior to the event.

Insurance

The Licensee is to provide the Cedar County Fair Association with proof of Homeowners/Renters Insurance, including a \$1,000,000 rider or "Event Coverage" attached to the policy for the duration of the rental agreement. Proof of insurance is due to the Cedar County Fair Association 90 days prior to the event.

Conditions of Use

Renter's activities during the Rental Period must be compatible with the use of the building/grounds and activities in areas adjacent to the Rental Space and building. This includes but is not limited to no smoking or vaping inside any building. The rental space must be cleaned and returned in a condition at the end of the event to a reasonable appearance as it was prior to the rental (see cleaning guidelines for specific building information). Licensee is responsible for the removal of all decorations and trash from the property, or placed in a dumpster provided on site. Under no circumstances are lighted Exit Signs to be covered. No open flames are allowed anywhere on the property.

Indemnity

Licensee agrees to indemnify and hold harmless the Cedar County Fair Association, its officers, staff, and agents working on its behalf, from any and all claims, actions, suites, costs, damages, and liabilities resulting from the breach of this Agreement, negligence actions, willful misconduct or omissions of Customer, and Customer's guest, invitees, agents, and sub-contractors.

Deposit

A deposit of 20% of the rental cost will be required to hold your date. Your date will not be saved until the deposit and contract are received by the Cedar County Fair Association. The deposit is non-refundable but in the event that you need to cancel or change date, we will do our best to find you an alternative date on the calendar that your deposit can be applied to.

Payments

20% deposit is due immediately to hold the date. Remaining balance is due 90 days or half the time between the deposit and event if less than 90 days for any weekend rental, and 30 days prior to event for a weekday rental. A damage deposit of 20% of the rental fee will be due upon key exchange. We reserve the right to hold the damage deposit up to 15 days after the event. If damages exceed the amount of the damage deposit the licensee will be responsible for the difference.



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Rental Rules and Guidelines

Mathew's Building, Floral Hall, and the Grove Guidelines

General Guidelines

- No building décor is to be removed without prior fair board approval.
- No pets allowed in Mathew's Building and Floral with the exception of service animals.
- Doors must remain closed unless loading and unloading if heat or air is in use in the Mathew's Building.
- Table coverings must be used. The Cedar County Fair Association does not supply table coverings.
- No tape/nails/tacks/staples can be used on walls, tables, doors, or floors.
- All laws must be obeyed, including but not limited to permits, health codes, and fire codes.

Cleaning Guidelines

- Cleaning supplies are found in the storage room in the Mathew's Building. Mops, buckets, and brooms can be found in the furnace room located in the bathroom hallway of Mathew's Building.
- Remove all personal decorations
- Wipe/wash all counters and bar tops
- Clean all sinks of debris
- Remove all personal items from and wipe out Pepsi coolers
- Dry mop all floors, then wet mop all floors (mops, buckets, and supplies furnished)
- Empty all trash into the dumpster
- Leave all wet/dirty towels in the provided laundry basket located in the southeast corner of the storage room
- Wipe clean and dry all tables and before they are returned to the storage room. There are instructions on the carts themselves with size and number of tables and chairs. There is also instructions on how to place carts in storage room.
- Wipe clean any marks and splatters on the walls
- Put all emptied trash cans back where you found them
- Remove all recyclable cans/bottles from the building
- Shut off all lights switches except for the exterior security lights (which are marked)
- Latch all Floral Hall doors from the inside (where applicable) prior to locking the building
- Pick up and throw away any trash outside and around the buildings (check flower beds and parking areas)
- Restrooms – wipe all counters clean and walls if necessary (including stall walls)
 - Clean sink of any debris
 - Dry mop, including inside individual stalls, then wet mop floor
 - Empty all trash into the dumpster, including hygienic trash cans
 - Flush and wipe all stools and urinals of any "debris"
 - Please ensure that all faucets are shut off
 - Turn off all light switches



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Rental Rules and Guidelines

Grounds & Livestock Building/Arena Rentals (includes outdoor restrooms south of grandstands)

General Guidelines

- No building décor is to be removed without prior fairboard approval.
- No pets allowed inside any buildings with the exception of service animals.
- All laws must be obeyed, including but not limited to permits, health codes, and fire codes.

Cleaning Guidelines

- Clean all used areas
- Pickup trash from parking, loading, bleachers, and open spaces
- Remove bedding and manure from barns. Bedding and manure cannot be put in any dumpster.
- Pickup and remove all outdoor signage
- Restrooms – wipe all counters clean and walls if necessary (including stall walls)
 - Clean sink of any debris
 - Dry mop, including inside individual stalls, then wet mop floor
 - Empty all trash into the dumpster, including hygienic trash cans
 - Flush and wipe all stools and urinals of any “debris”
 - Please ensure that all faucets are shut off
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Acknowledgements

The Cedar County Fair Association shall have the right of utilizing the premises by leasing on the same day to any other group so long as the events do not interfere. The license is not a continuous license and any improvements made by the licensee shall become property of the Cedar County Fair Association. The licensee shall maintain all buildings, trees, shrubbery, flower gardens, and fencing and leave it in the same condition it was viewed at time of rental. All expenses for cleaning or repair for damages will be paid for by the licensee. By signing this agreement the licensee agrees to comply with the rules and guidelines listed in this document. Failure to do so may result in non-reimbursement of the entire damage deposit. The licensee shall not sublet or license the premises to any other person or party without written consent from the Cedar County Fair Association.



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This license, executed in Cedar County, Iowa, between the Cedar County Fair
Association and _____

for the purpose of _____
(event)

Licensee Signature: _____ Date: _____

Insurance Policy Holder Signature (if different than licensee):

_____ Date: _____

Cedar County Fair Association Representative:

_____ Date: _____