

Black Lantern Ranch & Retreat, Inc./Black Lantern Resort/Berg Lake, LLC. Independent Lakeview Space Rental Contract

Annie Plocher

*****612-812-7309*****theBlackLanterninc@gmail.com

26844 - 320th Street Shevlin, MN 56676

Alternative Contact: Sally Johnson 612-669-6841

Independent Event/Wedding Contract

Lakeview Venue (Maximum 30 people)

Lakeview PRICE: \$10/guest, \$150 minimum: __#guests_____ Total minus sales taxes_\$_____

Date of party Mo/Day/Year_____

Arrival time_____ Departure time (Before Sundown)_____

Applicant's Name_____ Cell Phone_____

Email_____

Address_____

Alternative/Emergency Contact _____ Phone_____

Maximum # of attendees_____

Credit Card to have on file: _____ - _____ - _____ - _____ exp ____/____ CVV code_____ Billing Zip_____

Will there be pets attending?_____ We must be notified prior to your event and pets must be approved.

Will there be any hired commercial vendors? **Please provide their name, contact information, and their certificate of insurance.**

***Due to the nature of the INDEPENDENT party, there may or may not be any staff on site to assist you so please be prepared.

-Non Refundable Down Payment due: 25% of total amount due must be paid anytime between: after January 1st the year of your event or 90 days before your event. Cash, check or card is accepted. Remaining balance due, in our possession, 10 days before your event. Failure to pay on time will result in the loss of your date and applicable cancellation fees.

***Please mail checks so they arrive to us on or before they are due. Make checks payable to Black Lantern Resort
Winter mailing address (October-April) 4152- 285th Avenue Northwest Isanti, MN 55040
Summer mailing address (May-September) 26844 320th Street Shevlin, MN 56676

-Reservations will be confirmed when this signed form and down payment are both received and payment has cleared our bank.

-Cancellation within 10 days of your event, due to weather, no call/no show, or any other circumstance will result in 100% loss of payment.

-Cancellation within 30-11 days of your event will result in loss of 50% of your total owed.

-Cancellation over 31 days from your event will result in loss of non-refundable down payment (25% of total owed).

-There are three park style charcoal BBQ grills in the lakeview area. You must bring your own charcoal.

-Arrive anytime in the morning for set up, please be very quiet until after 10 am because vacationing guests may be sleeping in 😊 So no running ATVs, loud music that reaches other guest's areas, or anything that could wake up sleeping guests.

-There are 4 picnic tables for your use in the lakeview area.

- There is electricity available, extension cords and electrical splitters may be useful depending on your intentions.
- There is a spigot and hose available to you. Our water has been tested and was deemed absolutely safe to drink.
- There is a firepit by the dock house for s'mores, hotdogs, or a fire building lesson;) The fire must be attended at all times and extinguished when done with the hose next to the dock house. Fires are not allowed during high winds, burning bans, or when the "fire sign" by the entrance welcome shack indicates that fires are not allowed. There is firewood available for \$3 a bundle in the RV sites' wood shed. Cash Only
- Music is absolutely allowed so long as it is appropriate and not explicit. The music must only reach your party and not the areas outside of your party or areas of other Black Lantern guests. Campground quiet hours are 10am- 10pm.
- We will furnish you with a message you can forward to your guests if you want to make it easier for arrival day so you do not have to play "middle man" getting everyone directions to your party. Use if you wish. The message is attached at the bottom of this letter.
- Black Lantern Ranch & Retreat, Inc. reserves the right to invoice groups additional fees after a rental if, the number of people is more than the maximum allowed at \$20/head.
- Parking is permitted in the graveled parking area labeled "Parking"- Room for 7 vehicles maximum, and the parking is tight. Under no circumstances should vehicles drive or park on any grass areas. The grassy area has a sprinkler system and absolutely can't be driven on. Additional parking for overflow is available at the entrance of the Black Lantern in the parking field between the entrance and the guest check in shack. Do not park on gravel lot at the base of the staircase on the level of the dock house, that area is reserved for guests outside of your party to park.
- Recommended fun items to bring: picnic blankets for lounging and tanning, radio, tinfoil for the BBQ, bug spray, shade tents, sprinklers/towels, bubbles, picnic table cloth, extra garbage bags, bicycles, coolers, soccer/football, yard games, hand sanitizer/cleaners/paper towels, pillows for naps tanning, folding chairs, umbrellas.
- Due to the water lines for the sprinkler system, do not use/push stakes in the ground unless you are able to locate water lines- as to avoid and to not puncture them.-Do not touch the sprinkler heads.
- Set up and take down times may absolutely be flexible, just ask!
- All ATVs/golf mobiles/side by sides/etc. must be insured and registered at the guest welcome shack.
- All TRASH IS TO BE REMOVED FROM THE area/areas you have utilized for your event, even if it does not fit in our receptacles. There is a dumpster across from the playground by the RV sites. We do not want to attract wildlife by leaving trash. We provide trash bags in the receptacles. Failure to remove trash (including cigarette butts), clean the area you rented & return the area to its original condition will result in a \$200 fee and will automatically be charged to your card on file. Lack of payment will result in the involvement of the law and the court in the town of Bagley, MN .
- An outhouse is available for your party, it is not handicapped accessible.
- Left over charcoal may be left where they are in the BBQ or put into the firepit by the dock house for safety, extinguish the coals first with water from the hose. Hot charcoals absolutely must not be left unattended, they must be extinguished to prevent forest fires from wind and embers.
- Children/minors/special needs guests must be chaperoned/aided/watched at all times. Black Lantern is not responsible for the negligence of your party's ability to chaperone the most vulnerable guests in your party. These guests and guests that are unable to swim must wear a life jacket on the dock. There is no swimming, and is no ladder on the dock, guests that fall off the dock must swim to shore. NO unsupervised children on the dock whatsoever. Keep your guests safe and happy.
- No water balloons, fireworks, or confetti.
- Groups/parties who wish to bring in extra amenities (i.e. inflatables (open top kind only), DJ, band, etc.) must be reviewed and approved by Annie Plocher at least two weeks in advance of the group's rental date. 612-812-7309

-Damages- let us know of any damages via text or phone call to main number prior to leaving or our post inspection. Any damages to the property sustained during your event will result in Annie Plocher informing you of the cost to fix/replace damages, giving 30 days to fully pay, or set up a payment plan, or to pursue involvement of the law and courts in the town of Bagley, MN.

-If any of your guests are allergic to bees, an epinephrin pen must be brought with for their safety. Bees build nests very fast and the venue is set in the wilderness. Safety is imperative. In the unfortunate event that there is an emergency, call 911, have a guest at the entrance to guide the emergency vehicle in. Relying on us for swiftness during an emergency is unreliable since we may not be present. WHEN you are able, call 612-812-7309 to notify the Black Lantern. If we are made aware of a medical emergency we will support and help our best. _____Initial

-Pets must be leashed at all times and cleaned up after. Any pets posing a danger to guests or is a nuisance is not welcome on the property whatsoever.

-Failure for any member of your party to comply with any of these rules will result in your party's immediate eviction and no refund.

"The APPLICANT agrees to indemnify and save The Black Lantern Ranch & Retreat, Inc. & Berg Lake, LLC., its officers, agents, and employees harmless from any liability imposed upon the The Black Lantern Ranch & Retreat, Inc. & Berg Lake, LLC., its officers, volunteers, agents, guests on property not associated with your event, and/or employees arising from the APPLICANT'S use of the facility. The APPLICANT agrees that it will indemnify, hold harmless, and save The Black Lantern Ranch & Retreat, Inc. & Berg Lake, LLC. from all claims growing out of the lawful demands of any person or entity, incurred from the use of the facility by the APPLICANT. I have read the above agreement regarding the use of The Black Lantern Ranch & Retreat, Inc. & Berg Lake, LLC. and agree to abide by all of the conditions of this agreement.

I (Print Full Name) _____ agree to all the terms and conditions of this contract by signing below.

Applicant's Signature: _____ Date: ____/____/____

Message to forward to Lakeview guests:

Black Lantern Resort 26844 320th ST Shevlin, MN 56676

612-812-7309

Directions to Lakeview Area: Stay on and follow the main entrance road into the woods towards the lake, after passing the cabin on your left (please respect the guests staying there) take your first left towards the lake, parking lot is on your immediate right.

Venue is entirely outdoors, park in the designated gravel lot labeled "parking" DO NOT PARK OR DRIVE ON THE GRASS.