

Black Lantern Ranch & Retreat, Inc./Black Lantern Resort/Berg Lake, LLC. Independent Inland Venue 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

PRICE is \$10/guest, \$400 minimum, 100 guests max:

of guests: _____ Total minus sales tax \$ _____

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. 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.

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).

-Arrive anytime in the morning for set up, please be very quiet until after 9 am because vacationing guests may be sleeping in 😊
So no running ATVs, playing loud music that reaches other guest's areas, or anything that could wake up sleeping guests.

-There are 4 stationary picnic tables in a line with benches, do not move these tables, you are welcome to move the benches if you put them back. If you need additional tables, there are multiple rental companies in the area.

-There is an 8 foot stationary bar style table available for your use as well.

-You are welcome to use the pavilion area at the top of the hill, but this area is a shared area with other Black Lantern Guests as well. It is, however, exclusive to your party for the two hour period surrounding your ceremony. There are six picnic tables up there and a bar style counter top for storing and setting things out if you wish. It is about 5 feet long.

-If you are having a wedding ceremony, The Black Lantern will contact those on property whose telephone numbers we actually have to the best of our ability and tell them the time of the ceremony and ask them to completely stay away from the venue/pavilion an hour before and an hour after your ceremony time.

- There is electricity available, extension cords and electrical splitters may be useful depending on your intentions. There are two RV pedestals by the long picnic tables at the base of the hill with 100 amp service a piece. Each have a 50 amp, 30 amp & 20 amp plug in. If you think you will be drawing a lot of electricity, we suggest bringing adapters to drop the 50 and 30 amp plug ins to regular plug ins. There are additional plug ins at the top of the hill on the corner of the pavilion.

- There is a spigot and hose available to you both at the top and bottom of the hill. Our water has been tested and deemed absolutely safe to drink.

-There is a burning area on the gravel 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 spigot. 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/venue, or areas of other Black Lantern guests. If you hired a DJ, they are more than welcome to call 612-812-7309 with set up and electricity questions prior to their arrival.

-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.

-Decorate however and wherever you wish to, just clean up upon departure. If we have no other parties booked we have flexibility for set up and clean up times so just ask! We may be able to get you extra time no problem.

- 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 ONLY by the entrance of the Black Lantern in the mowed parking field between the entrance and the guest check in/welcome shack. Guests may drop off decorations/food/other guests/etc. in the venue but be expected to return to the parking lot to park and walk to the venue. You may give permission to guests with a lack of mobility or guests that are aiding in set up, to park on the gravel turnaround at the base of the staircase. Under no circumstances should vehicles drive or park on any grass areas. Warning-We are seriously crazy strict about this. If a guest parks on the grass in the venue, please have them move their vehicle so we do not have to intervene. Down in the venue on the gravel turn around, you can generally fit 4-5 vehicles before people get blocked in. _____ Initials

-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.

-All ATVs/golf mobiles/side by sides/etc. must be insured and registered at the guest welcome shack. Simply fill out the registration form, put it in the metal box- simple as that. No driving off trail.

- 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 rented area & 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 . _____Initial

-One outhouse is available for your party, it is not handicapped accessible. If you feel you need additional outhouses there are multiple rental companies in the area that can deliver them out for your event.

-There are charcoal BBQ grills in the inland venue area. You must bring your own charcoal and grill brush.

-Left over charcoal may be left where they are in the BBQ, extinguish the coals with water from the hose when the coals will be unattended. Hot charcoals absolutely must not be left unattended, they must be extinguished to prevent forest fires from wind and embers. Pig roasts/BBQs must be set up on the gravel due to fire.

- 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. The rock walls/stairs do not have railings, it is not safe to climb on the walls, if a guest needs a railing to use the stairs or walk they must stay off the boulder landscaped hill's stairs and away from the boulder walls. Keep your guests safe and happy.

-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 to the emergency. Relying on us for swiftness during an emergency is unreliable since we may not be present on property. 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

-Guests just visiting (w/o a lodging reservation) must park in the field lot by the entrance and walk to the venue.

-Absolutely no EXPLICIT music with swearing or lewd lyrics, No water balloons, fireworks, or confetti.

-If you or your guests reserve lodging: strict quiet hours are 10pm-9am, zero tolerance for any gatherings/parties at our cabins. \$1,000 fine for breaking this rule. All guests not lodging must be off the property before sundown, guests who made reservations will have their names in file. Max guests in Refuge Cabin is 12 at any one time. Max guests in Eleanor is 8 at any one time. The fine will immediately be charged to card on file, if fine is unobtained, we will go straight to court. No cabin parties.

- Groups/parties who wish to bring in extra amenities (i.e. inflatable jump houses (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. Initial Here _____

-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, LLC. & Berg Lake, LLC., its officers, agents, and employees harmless from any liability imposed upon the The Black Lantern Ranch & Retreat & 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 inland venue guests:

Black Lantern Resort 26844 320th ST Shevlin, MN 56676 612-812-7309 Directions to Outdoor Venue Area: Park in the field at the entrance & walk passed the guest check in shack towards the boulder walls, the venue is at the base of the boulder walls.

Independent Inland Venue Party:

Picture arriving in the morning, setting up, guests arriving, enjoying food and refreshments under the pavilion and relaxing. As night falls, wave off your guests and spend the remainder of the evening enjoying your lodging if you stay the night. We introduced this party because our regular options did not offer anything guests that just do not need us. Any day of the week, arrive anytime in the morning, and all guests not lodging depart at or before sundown- which varies throughout the Summer. Having a smaller guest list, not going into the evening, and by not having to be on site with workers makes this package possible. You have the venue to yourself, but the rest of the property will have other guests vacationing, staying in cabins or camping. The rental ends before sundown, just like a park rental.

PERKS: Use of a 25 X 36 foot pavilion with electricity and a water spigot on top of a boulder landscaped hill, all beautifully maintained, picnic tables for your guests, garbage cans, you may bring in your own food/caterer/potluck/pig roast. You may bring your own liquor/beer (no glass bottles) to a designated liquor area. Use our grounds for adventuring during the day or photography, the playground, the kayaks/canoe at the dock, an outhouse will be provided to your guests as well. Every area used for your day must be cleaned completely and left free of debris and litter. At sundown, everyone departs. If you are staying with us enjoy your lodging, the property and maybe a campfire. IF you want lodging it is priced separately at regular cost per night for the cabin or RV/Tent sites. Pets are welcome & ATVs are welcome, all ATVs need to be insured and waiver signed. This is a wonderful option and provides a great day for a family/friends gathering. All guests not lodging with us must park in the mowed field at the entrance, not anywhere else at all or anywhere in the venue on the grass or it will result in eviction. Guests with mobility challenges may absolutely be driven down & dropped off in the venue. Guests setting up the party are allowed to park in the venue on the gravel but not on any grass. Trash can be placed in our dumpster across from the playground. Campground quiet time is at 10pm. *The cost for the Independent Party is: \$500 for 50 guests or less, \$600 for 51-60 guests, \$700 for 61-70 guests, \$800 for 71-80 guests, \$900 for 81-90 guests, \$1,000 for 91-100 guests. 100 guests MAX. Lodging is separate.*