

Franklin County Saddle Club, Inc.

PO Box 2885 Pasco, WA 99302

Location: 2801 N Road 60 Pasco, WA 99301

www.franklincountysaddleclub.org

Grounds Rental and Hold Harmless Agreement (Effective 1/1/2026)

The Franklin County Saddle Club, Inc. reserves the right to withhold approval of any event application on the basis that the proposed activity would not be in harmony with, or in the best interest of promoting the Franklin County Saddle Club objectives or facilities.

This agreement is entered into by the Franklin County Saddle Club, Inc. (FCSC) hereinafter known as Owner and _____, herein after known as Renter.

Renter's Information: Address: _____ City _____ State _____ Zip _____

Phone #: _____ Email#: _____ Cell#: _____

Contact Person: _____ Phone#: _____ Cell#: _____

THE OWNER AND RENTER HEREBY AGREE AS FOLLOWS:

Rental of FCSC, Inc. Owner hereby rents to the Renter for a period commencing on

(date) _____ (time beginning) _____ (date ending) _____

(time ending) _____ That portion of the FCSC initialed below by both Owner Representative and Renter:

Please initial what you want to rent and put an "X" by what you do not want to rent.

Arenas 1,2,3,4 (circle choice) and downstairs of clubhouse	_____ Owner _____ Renter
Upstairs of Clubhouse	_____ Owner _____ Renter
Stalls	_____ Owner _____ Renter
RV Hookups with electricity: (24 Outlets)	_____ Owner _____ Renter
Dry Campsites:	_____ Owner _____ Renter
Tractor and Arena groomer	_____ Owner _____ Renter
FCSC Trail Course	_____ Owner _____ Renter

Rental Fees: See **Schedule "A"** attached hereto, and hereby made a part hereof, regarding Rental Fees.

Purpose: The FCSC shall be used by the Renter solely for the purpose of the event as described:

Renter shall not use or allow use of the FCSC for any other purpose, or in violation of any law, ordinance, or Government regulation, or for any purpose or in any manner hazardous to the FCSC or unsafe to any occupant and/or animal.

Condition of FCSC: Renter acknowledges that Renter has examined the FCSC premises, is satisfied with the condition thereof and relies completely upon such examination and not on any representation or promise by Owner, or any other person in renting the FCSC. See **Schedule "B"** attached hereto, and hereby made a part hereof, regarding Renter's Checklist.

Licenses and Permits: Renter shall secure from the public agencies having jurisdiction, any license/ permit required, including but not limited to Liquor and Banquet licensing for any activity or purpose for which the FCSC premises are to be used, and shall pay any cost or fee required for such license or permit. The Owner will receive a copy of the license or permit no later than one week prior to the event.

Orderly Conduct: Renter shall maintain order throughout the rental period, and shall not engage in, or allow others to engage in any unlawful behavior nor any event or conduct on the FCSC premises that may cause harm, injury or damage to personal property, or animals during the rental period.

Portable Equipment: All portable equipment (with the exception of the tractor) supplied to the Renter may be moved about the grounds as needed and returned to its original location. Use of the tractor must be coordinated with the Owner.

Facility Amenities: Renter shall be responsible for booking all hook-up and dry camping reservations, collecting fees and parking camper and camping disputes. Renter is responsible for payment of all fees to Owner no later than 7 days after the end of the event.

Concessions: Renter may allow portable concessionaire and vendors. A separate fee and contract are required between vendors/concessionaires and owner. Renter is responsible for insuring vendors/concessionaires have executed contracts with Owner at least 14 days prior to the event.

Set-up/Take-down/Return to FCSC: Arenas will be available to the Renter at 6 PM the evening before the scheduled event, or 12 noon for a half day rental. Renter's Liability Insurance must be in effect during set-up prior to the start of the event and takedown after the event has ended. Owner will prepare Grounds and Arenas prior to the event. It is the responsibility of the Renter to prepare the arenas during the event. All efforts shall be made by the Renter to minimize dust in the arenas for the duration of the rental period. Cleanup must be completed by 9:00 AM the morning following the event or Renter shall incur an additional day's rental fee. Upon expiration of the rental period, Renter shall return the FCSC and its premises to the Owner in the same condition as at commencement of the rental period or pay a damage fee. If keys are given to Renter, Renter shall return all keys within 24 hours following the end of the rental period or incur a \$20 per key per day fee. Lost key charge is \$300.

Damages: If use of the FCSC by the Renter results in damage to the FCSC premises, or any contents furnished by Owner, the Renter shall be liable to the Owner for the amount of such damage. The Owner shall apply the damage deposit referred to in Schedule "A" Rental Fees, up to the amount of such damage. If the amount of damage exceeds the amount of the damage deposit, the Renter shall pay the Owner the amount of such excess promptly upon demand by Owner. If Renter fails to pay such excess amount when so demanded, and Owner brings suit against Renter to recover same, Owner shall be entitled to recover costs and reasonable attorney fees in addition to any amount awarded Owner by Court for the damage. However, Owner shall promptly return the Renter any portion of the damage deposit, which is in excess of damage, if any, to the FCSC premises, or any contents furnished by the Owner.

Failure to Perform: The parties shall not be bound hereunder for failure to perform this contract due to fire, flood, earthquake or other natural disasters. Reservation fee will be refunded.

Hold Harmless: Renter agrees to indemnify and save and hold harmless the Franklin County Saddle Club, Board of Directors, Officers, Franklin County and Washington State against any and all claims arising from the conduct or management of or from any work or things whatsoever done in or about the Franklin County Saddle Club grounds, the premises, or any building or structure thereon or the equipment thereof during the term this rental contract. Renter further agrees to indemnify and save and hold harmless the Franklin County Saddle Club and Franklin County against any/all claims arising during the term of this contract or as a result of any condition of any way adjoining said premises or any

of the passageways or spaces therein or appurtenant thereto, or arising from any act or negligence of the Franklin County Saddle Club or any of its agents, contractors, or employees, or arising from any accident, injury, or damage whatsoever caused to any person or persons or property of any person on, or about the premises or up or under the walkways in front thereof and against all costs, council fees, expenses, and liabilities incurred in or about any such claim or any action proceeding brought thereon. Renter shall defend, indemnify, and hold Owner harmless from any and all claims, losses, liability, demands, suits or judgments including attorney fees, legal costs, personnel costs, brought against Owner by any person or entity for deaths or injuries to persons or for loss or damage to property arising out of or in connection with the use and occupancy of the FCSC premises by Renter, its agents, servants, employees, or invitees whether or not caused by the Owners negligence. Due to the nature of the obstacles on the FSCS Trail Course it may be used only under direct supervision by the renter.

Insurance Provisions: Renter shall provide Owner with the properly executed Certificate of Liability Insurance on which the Renter has named the Owner as an Additional Insured for liability arising out of the use of the FCSC for the duration of the rental period with the following coverage **at least thirty (30) days prior to the event:**

\$1,000,000 each individual/\$1,000,000 each occurrence/ \$100,000 property damage

Failure to provide Owner with the certificate thirty (30) days or less prior to the scheduled event will cause the Owner to refuse possession of the premises.

Insurance coverage must be in effect during the entire time period from the onset of setup, during the event, during cleanup and all times Renter and participants are on the FCSC grounds.

The Franklin County Saddle Club, Inc. reserves the right to refuse access to any person(s) who violates any law, rule, regulation, contract provision, or is otherwise uncooperative.

I, _____ as a duly empowered authorized representative
Representatives Name (Printed)

of _____ have read, understand and agree to
comply with the Renter/Renting Organization terms and conditions of this contract.

Renter’s Signature

FCSC Representative ‘s Signature & Title

_____ Date

_____ Date

Attached please find:

Schedule “A: Rental Fees, Schedule “B” Renter’s Checklist, and Schedule “C” Breakdown of Payment

Renter to initial here to show receipt of attachments A, B, & C _____

Your initials signify you have reviewed Schedules A, B & C and understand and agree to all rental fees and conditions.

SCHEDULE "A"

Grounds Rental Fees

**** Reservation and Damage Deposit Fees Due With Signed Contract****

Date Reservation Fee \$100.00

Damage Deposits -- See Damages on page 2 for damage deposit refund

Any Arenas and main floor of clubhouse..... \$600.00

Rental Fees: Any arena rental includes the use of the downstairs of the Clubhouse

Arena Rental – 2 (1 & 4 or 2 & 3) (excluding trail course)	\$250.00 full day
Arena Rental – 3 (1, 2 and 4) (excluding trail course)	\$350.00 full day
Arena Rental – 4 (1, 2, 3 & 4) (excluding trail course)	\$450.00 full day
Arena Rental – Trail Course	\$200.00 full day
Arena Rental – Entire Grounds	\$550.00 full day
Upstairs of Clubhouse additional to Arena Rental	\$50.00 full day

Full day is from 6 AM to 10 PM. Rental includes tractor and PA

Arena Rental – Half Day for arenas 1 and 4 only (12 Noon to 10 PM) **\$125.00**

Stall Rental **\$20.00 per stall per day**

All stalls must be cleaned 24 hours after event.

A \$20 cleaning fee per stall will be charged for stalls not cleaned within the 24-hour period.

Haul in fee (<i>per horse per calendar day when not stalled, renter to collect</i>) (<i>includes FCSC members</i>)	\$20.00
RV Hook-up fee (<i>per day per hook-up, renter to collect</i>)	\$30.00
Dry Camping fee (<i>per day per site, renter to collect</i>)	\$ 20.00

****Event Cancellation Fee****

Date reservation fee not refunded if event is canceled 59 days or less prior to the scheduled event

Schedule “B”
Renter’s Checklist for Grounds Rental
Please Retain For Your Records

BEFORE EVENT:

- ___ Request dates needed and contract from Owner (FCSC)
- ___ Sign contract and return with reservation fee and applicable damage deposits to FCSC
- ___ Insurance papers to FCSC (Owner) at least thirty (30) days prior to event (see page 3 of contract)
- ___ Schedule and attend a meeting with a FCSC representative to receive instruction concerning:
 - ✓ *Irrigation system*
 - ✓ *Watering arenas*
 - ✓ *Water hook-ups*
 - ✓ *Light switches*
 - ✓ *Electrical outlets and lighting*
 - ✓ *Heating and cooling systems*
- ___ Obtain keys from the FCSC representative
- ___ Provide Owner Copies of any licenses and/or permits secured by renter to be used on the FCSC premises 30 days prior to event if applicable

During Event:

- ___ Collect fees for stalls, RV hook-ups and Dry Camping sites utilized
- ___ Do not remove any tables or chairs from the Clubhouse
- ___ Turn off all arena and non-essential lights by **10:00 PM**
- ___ Abide by all posted rules

After Event:

- ___ All litter and garbage from the grounds and buildings to be placed in the dumpster
- ___ Sweep Announcers Booth and Office, remove all trash and wipe down tables
- ___ Put away all equipment used
- ___ Sweep & mop all Clubhouse floors used
- ___ Return any tables and chairs used to configuration found at start
- ___ Turn Heat to lowest setting and leave on automatic
- ___ Turn air conditioning off
- ___ RV hook-up boxes closed and locked
- ___ Close all arena gates
- ___ Secure all doors (announcer’s booth, office, clubhouse, barns and windows)
- ___ Check that stalls have been cleaned and all manure and shavings placed in dump pile at east end of the yellow barn
- ___ Return keys to FCSC Representative
- ___ Take final walk through with a FCSC Representative
- ___ Complete Fees Due Spreadsheet provided with contract (**Schedule C**) and return with payment to FCSC (**Do Not Subtract Damage Deposit Paid From Fees Owed FCSC**).
- ___ Refundable amount of damage deposit will be returned to Renter within 7 days of receipt of fees owed to FCSC by Renter. If the fees are paid by check, the refundable amount of damage deposit will be returned upon check clearance. Date of receipt of check is date check clears bank.

Schedule "C"

Breakdown of Payment owed to Franklin County Saddle Club (Owner) by Renter For Grounds Rental

Return this completed form with payment

Today's Date: _____ Event Date: _____

Renter's Name: _____

Arena (1/2 day for arenas 1 and 4 only): One (1) day X **\$125.00** \$ _____

Arena (2) Rental per day: **\$250.00** X # of days _____ \$ _____
(includes main floor of clubhouse)

Arena (3) Rental per day: **\$350.00** X # of days _____ \$ _____
(includes main floor of clubhouse)

Arena (4) Rental per day: **\$450.00** X # of days _____ \$ _____
(includes main floor of clubhouse)

Arena (Trail course plus arena 1 and 4) per day: **\$350.00** X # of days _____ \$ _____
(includes main floor of clubhouse)

Arena (Trail course only) per day: **\$200.00** X # of days _____ \$ _____

Entire Grounds per day: **\$550.00** X # of days _____ \$ _____
(includes main floor of clubhouse)

Upstairs of Clubhouse per day: **\$50.00** X # of days _____ \$ _____

Stall Rental Fee per day: **\$20.00** X # of stalls _____ X # of days _____ \$ _____

Haul-In Fee per horse per day: \$ _____
\$20.00 X # of horses hauled in _____ X # of days _____

RV Hook-up Fee per day: \$ _____
\$30.00 X # of RV hook-up sites _____ X # of days _____

Dry Camping Fee per day: \$ _____
\$20.00 X # of Dry camping sites _____ X # of days _____

Late Key Return Fee: **\$20.00 per key per day** X # days _____ \$ _____

Lost Key Fee: \$300.00 per key \$ (_____)

Minus Reservation Fee Paid

DO NOT SUBTRACT DAMAGE DEPOSITS PAID \$ _____

Total Due FCSC from Fees and Rental:
Please Make Checks Payable To: Franklin County Saddle Club or FCSC

Please Send Final Payment To: Franklin County Saddle Club
PO Box 2885
Pasco, WA 99302