

## Waterford World's Fair (WWF) Ground Rentals Contract

Thank you for your interest in renting our Waterford World's Fair facilities. If you have any questions or wish to reserve our facilities, please contact Holly Weymouth at (703) 835.5121.

The Association reserves the right to change these prices as deemed necessary. **Proof of insurance** and a signed rental agreement will be required. Below is our rental price list that will remain in effect until further notice.

### Price List for Rentals (effective 1/1/2022)

(The red barn and all food buildings are not available to be rented)

- **Dance Hall** (includes tables, chairs, and indoor stage) - \$200.00 security deposit in advance. Plus \$350.00 per day. Adding the midway area and outside stage is an additional \$50.00 per day.
- **Basic Grounds** (includes the use of midway, show ring, pulling area, and stalls) - \$200.00 security deposit in advance. Plus 250.00 per day.
- **Entire Grounds** (includes the use of the midway area, show ring, pulling area, stalls, dance hall, Expo 2, and craft building) - \$200.00 security deposit in advance plus
  - *1 day = \$600.00*
  - *2 days = \$800.00*
  - *3 days = \$1,000.00*
- **Expo 2 building OR Craft building** - \$35.00 security deposit in advance. Plus \$100.00 per day.

If available, the fee to set up early the day before will be an additional \$100.00.

The camping fee, if hooked up to power will be \$20.00 per day, per camper, and/or tent fee is \$10.00 per day.

A fee of \$200.00 will be added if the rented area is not cleaned before 10:00 am the following day.

All rentals include the use of bathroom facilities until 10:00 am the next day.

Upon request, the Cook Shack will be opened and run by Waterford World's Fair. All revenue from the Cook Shack will go to Waterford World's Fair.

# **PROOF OF INSURANCE IS REQUIRED: Liability coverage for the duration of the leased time. (SEE SAMPLE ATTACHED)**

## **SECURITY DEPOSIT:**

The lessee will pay Waterford World's Fair the amount of \$200.00 as a security deposit. The security deposit is in addition to the lease payment and will not be substituted for the balance of the lease left unpaid. The Waterford World's Fair will hold the security deposit until the end of the lease agreement. The security deposit remains the lessee's money and the Waterford World's Fair will keep the security deposit separate from the Waterford World's Fair money.

The WWF may use the security deposit after the lease has ended to repair damage to the facilities and for the actual costs of storing and disposing of unclaimed property. The security deposit cannot be used to pay for routine cleaning or repairs made necessary by normal wear.

The leased facility is to be left in good condition, clean, free of all decorations, trash, and debris inside and outside, and the completed and signed "**Last Day Clean-up Checklist**". The facility will be checked and if found in compliance the security deposit will be returned within (31) days. If not, then the security deposit will be retained. In the event the cost of cleanup and/or repairs exceeds the amount of the deposit, the renter will be responsible for the difference plus any expenses required to collect.

## **CANCELLATIONS:**

Reservations canceled with a minimum of 30 days' notice will receive a refund of all paid rental fees and deposits. **Cancellations with less than 30-day notice will NOT receive a refund for any paid rental fees and deposit.**

## **TERMINATION OF LEASE:**

When the lease ends, the tenant agrees to leave the facilities in the same condition as they were at the start of the lease, except for the inspected items, which were noted in the condition of facilities at the time of the lease. The Lessee is responsible for any damage done to the facility.

There is **NO SMOKING** allowed in any buildings at any time. Smoking is permitted only outside.

The dance hall has an **occupancy limit of 300**, which will be strictly enforced.

There are no licensed bar facilities on the grounds. Renters may allow BYOB or Cash Bar at their discretion and responsibility. **If there is to be a cash bar, the renter must:**

- (A) Provide proof of all local & state permits to the WWF Officer prior to the rental. Failure to provide copies of permits will result in the termination of this agreement.
- (B) Produce a certificate of insurance for the day's event in an amount not less than \$500,000 with a ten (10) day notice of cancellation to the certificate holder.

**PARTIES TO THIS CONTRACT:**

LESSOR:

**Waterford World's Fair**

LESSEE:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

**LENGTH OF LEASE:**

The Waterford World's Fair will lease their assigned facilities to the Lessee for:

\$\_\_\_\_\_ per day for \_\_\_\_\_ day(s) with deposit of \$\_\_\_\_\_. Total \$\_\_\_\_\_.

This lease shall begin on \_\_\_/\_\_\_/\_\_\_ at \_\_\_\_\_ am/pm and will expire on \_\_\_/\_\_\_/\_\_\_ at \_\_\_\_\_ am/pm.

Assigned facility or facilities: \_\_\_\_\_

**EXTENDED STAY:**

If the Lessee has not completely evacuated the property on the last day of the lease, and no other arrangements have been made with WWF Officer, then the lease becomes a continuing lease, and the Lessee will be charged additional fees until all articles are removed from the property.

The lease payments shall be paid to the Waterford World's Fair, 14 days prior to the lease date listed in Length of Lease.

The Lessee, invitees, and/or guests agree not to cause or allow on the facilities any excessive nuisance, noise, open fires, fireworks, or other activities which disturb the peace and quiet of the neighborhood or violates the local ordinance.

**SIGNATURES:**

The Lessee and Waterford World's Fair have each received identical copies of this lease.

Each copy must be signed and dated by the Lessee and a WWF officer or Director.

Lessee (signature): \_\_\_\_\_

Lessee (printed name): \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_\_\_

Waterford World's Fair Officer/Director (signature) \_\_\_\_\_

Waterford World's Fair Officer/Director (printed name): \_\_\_\_\_

Date: \_\_\_/\_\_\_/\_\_\_\_\_

Make checks payable to:

**WATERFORD WORLD'S FAIR**

Send to:

Holly Weymouth

PO Box 174

N Waterford ME 04267

## CAMPGROUND RULES

1. **Your camper site card must be placed inside the vehicle's windshield and visible from the road at all times.**
2. No waste water on the ground. No "Gopher Holes." Water must be held in the holding tank.
3. TWO campers and ONE car per site. All extra vehicles must be put in the lot for car parking. We DO NOT rent sites for CAR PARKING or EXTRA SPACE, with some exceptions. We WILL TOW vehicles not properly tagged, parked in travel lanes, or illegally parked.
4. All pets must always be on a leash and QUIET inside/outside your camper. We have had many complaints of barking dogs that have been left unattended. Please clean up after your pet on and off your site. Do not walk dogs on empty campsites. (No dogs allowed on fairgrounds)
5. Quiet hours are from 11:00 p.m. – 7:00 a.m.
6. Park only on the site assigned to you. You may put out your awning if you have room without extending onto the next site.
7. Check-out time is 11:00 a.m. Check-in time is 1:00 p.m.
8. Put all trash in waste barrels.
9. No illegal drugs allowed. Any possession or use will be referred to security for disciplinary action and you will be removed from the campgrounds.
10. Alcoholic beverages are allowed on the campgrounds only. Fairgrounds are alcohol-free zones.
11. Destructive mischief will result in ejection from the campgrounds.
12. DO NOT PARK vehicles on empty sites. They are very likely rented out to folks who have not arrived yet. Your site marker will be at the left rear of your camper and visible from the road.
13. No subletting of sites to anyone else. **We reserve the right to assign all sites with the discretion to change them at any time. Site numbers are NOT guaranteed.**
14. If you do not check in 24 hours after your scheduled arrival, your site may be canceled unless we are notified.
15. You must supply your own hoses, electrical extensions, and "Y"s (water splitter).
16. NO tents, open fires, or fireworks are allowed per Maine State Fire Marshall.
17. ENJOY YOUR TIME AT THE WATERFORD WORLDS FAIR CAMPGROUND!



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# WWF- LAST DAY CLEAN-UP CHECKLIST

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## LAST DAY CLEAN UP-RENTER

- Remove any decorations and/or staples/tape
- Smoke and roped in area cleaned and back in original location
- Bathroom picked up
- Floor swept
- Tables wiped down
- Tables & Chairs back in original location
- Pickup and empty trash
- Replace new trash bag
- Windows shut
- Lights on/off
- Door locked
- Bottles and cans put in bags to take or donate to fair

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## PRE-RENTAL- FAIR

- Hall door unlocked/locked
- Hall windows opened
- Tables & Chairs back in original location
- Tables cleaned
- Bathroom unlocked/locked & cleaned
- Floor swept
- Kitchen counter wiped down
- Kitchen refrigerator on and clean
- Ice maker on
- Garbage empty/bottles bagged
- Verify decoration cleanup
- Smoke area cleaned
- Rope area cleaned
- Lights on/off

## POST RENTAL-FAIR

- Hall door unlocked/locked
- Hall windows closed
- Tables & Chairs back in original location
- Tables cleaned
- Bathroom unlocked/locked & cleaned
- Floor swept
- Kitchen counter wiped down
- Kitchen refrigerator on and clean
- Ice maker on
- Garbage empty/bottles bagged
- Verify decoration cleanup
- Smoke area cleaned
- Rope area cleaned
- Lights on/off

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Renter Signed \_\_\_\_\_

Date \_\_\_\_\_

WWF Signed \_\_\_\_\_

Date \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MMDD/YYYY)

09/20/2022

CERTIFICATE OF LIABILITY INSURANCE	09/20/2022
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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 have ADDITIONAL INSURED provisions or 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).

<p>PRODUCER</p> <p style="background-color: yellow; color: red; font-weight: bold; padding: 2px;">Your Insurance Company fills out this form for you</p> <p>Address</p>	<p>CONTACT</p> <p>NAME:</p> <hr/> <p>PHONE <span style="float: right;">FAX</span></p> <p>(NC, No, Ext) : <span style="float: right;">(A/C, No) :</span></p> <p>E-MAIL</p> <p>ADDRESS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 80%; text-align: center;">INSURER(S) AFFORDING COVERAGE</td> <td style="width: 20%; text-align: center;">NAIC #</td> </tr> <tr> <td>INSURER A:</td> <td></td> </tr> <tr> <td>INSURER B:</td> <td></td> </tr> <tr> <td>INSURER C:</td> <td></td> </tr> <tr> <td>INSURER D:</td> <td></td> </tr> <tr> <td>INSURER E:</td> <td></td> </tr> <tr> <td>INSURER F:</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE	NAIC #	INSURER A:		INSURER B:		INSURER C:		INSURER D:		INSURER E:		INSURER F:	
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INSURER E:															
INSURER F:															
<p>INSURED</p> <p>Your name and address</p>															

COVERAGES      CERTIFICATE NUMBER:      CL2292092694      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	ADDLSUBR	INSD WVD	POLICY NUMBER	POUCY EFF (MMDD/YYYY)	POLICY EXP (MMDD/YYYY)	LIMITS	
x     A	COMMERCIAL GENERAL LIABILITY						EACH OCCURRENCE	\$ 1,000,000
	CLAIMS -MADE                      OCCUR						DAMAGE TO RENTED	\$ 300,000
							PREMISES (Ea occurrence)	
							MED EXP (Any one person)	\$
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$3,000,000
							PRODUCTS-COMP/OP AGG	\$3,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:							
	POLICY                      JECT LOC							
	OTHER:							\$

AUT	ANY AUTO							COMBINED SINGLE LIMIT	\$	
	OWNED SCHEDULEDAUTOS ONLY							(Ea accident)		
	AUTOSHIREDAUTOS ONLY							BODILY INJURY (Per person)	\$	
	NON-OWNEDAUTOS ONLY							BODILY INJURY (Per accident)	\$	
	AUTOS ONLY							PROPERTY DAMAGE	\$	
			(Per accident)	\$						
				\$						
UMBRELLA LIAB		OCCUR						EACH OCCURRENCE	\$	
EXCESS LIAB		CLAIMS-MADE						AGGREGATE	\$	
DED		RETENTION \$							\$	
WORKERS COMPENSATION		N/A						PER	OTH-	
AND EMPLOYERS' LIABILITY								STATUTE	ER	
Y/NANY								E.L EACH ACCIDENT		\$
PROPRIETOR/PARTNER/EXECUTIVEOFFICER/MEMBER EXCLUDED?								EL DISEASE-EA EMPLOYEE		\$
(Mandatory In NH)								E.L DISEASE-POUCY LIMIT	\$	
If yes, describe under										
DESCRIPTION OF OPERATIONS below										

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES(ACORD 101,Additional Remarks Schedule, may be attached If more space Is required)

Refer to policy for exclusionary endorsements and special provisions.

**Special Event at Waterford Fairgrounds**

Certificate holder is named as additional insured per the terms and conditions of the policy

CERTIFICATE HOLDER	CANCELLATION
<p><b>Waterford World's Fair</b></p> <p><b>26 Green Rd</b></p> <p><b>PO Box 174</b></p> <p><b>N Waterford ME 04267</b></p>	<p>SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.</p> <p>AUTHORIZED REPRESENTATIVE</p>