

The Bock Estate & Venue, LLC



122 Precipice Road, Camden SC 29020

(803) 600-6536

christine@theBockVenue.com

Lease Agreement

Please Type or Print Clearly

Name of Organization/Individual _____

Designated Organization Official _____

Mailing Address _____ City _____ State _____ Zip _____

Phone Number (____) _____ Mobile (____) _____

Email _____

Type of Event _____

Number of Guests/Participants/Spectators Expected _____

Date(s) Requested ____/____/____ to ____/____/____

Day(s) of the week _____

Hours of Event _____ to _____

Hours of Set Up _____ to _____

Is prior day setup requested? ____ Yes, ____ No

Hours of Break Down _____ to _____

Is post event breakdown requested? ____ Yes, ____ No

Space used during the event: Barn _____ Gazebo Area _____ Front Lawn _____

Will alcohol be served? _____ Yes, _____ No

Type of Bar: Full Bar _____ Beer and Wine Only _____

Will you be selling alcoholic beverages? _____ Yes, _____ No

Will you be selling Food and/or Products? _____ Yes, _____ No

Security Required by Venue? _____ Yes, _____ No

This lease agreement is made and entered into on _____/_____/_____ between The Bock Estate & Venue, LLC and _____ (Lessee).

In consideration of the rent to be paid and the agreements contained herein, The Bock Estate & Venue, LLC hereby rents to Lessee a portion of the property located at 122 Precipice Road, Camden SC 29020. The Bock Estate & Venue, LLC is a privately owned venue.

Lessee Signature _____ Date _____/_____/_____

Signature _____ Date _____/_____/_____
The Bock Estate & Venue, LLC

The Bock Estate & Venue, LLC
Rental Information

Damage Security Deposit

A **refundable** security deposit of \$500 is required for all events. This deposit will be refunded after the premises are inspected and Lessee has complied with Lease Agreement.

Rental Deposit/Payment

A \$1000 **non-refundable, non-transferable** booking deposit and a signed rental agreement are required to secure a date for full day or weekend rentals. A \$500 **non-refundable, non-transferable** booking deposit and a signed rental agreement are required to secure a date for an hourly rental. The booking deposit is applied to the rental fee. The balance of the rental fee must be **paid in full 60 days prior to the event date** to avoid cancellation. Cancellation of the event will result in a loss of all funds paid to date.

Payment Information

The Bock Estate & Venue, LLC accepts payment by check, money order or cash. Checks and money orders must be written to Christine Bock. Credit cards and Debit cards are not accepted.

Liability Insurance

Certificate of Liability Insurance is required for all events and must name The Bock Estate & Venue, LLC as a secondary insured. A **One Million Dollar** minimum COL for bodily injury & property damage is required for all events, including setup and breakdown days. COL should be submitted **30 days prior to the lease date**. If alcohol (liquor, beer, and wine) is served, Liquor Liability must be added to the COL. You can get an inexpensive Event Insurance from: <https://www.eventsured.com> or you can check with your insurance carrier.

Catering and Bartending Services

Lessee is required to secure a licensed and insured catering service and bartending service unless approve in advance. If alcohol (liquor, beer, and wine) is served, the Lessee is required to secure a licensed and insured caterer or bartending company unless approved in advance. If catering and bartending companies are secured for your event, their business license, any applicable liquor licenses, and a one-million-dollar minimum COL is to be submitted, naming The Bock Estate & Venue as a secondary insured, at least **30 days prior to lease date**. A temporary **Liquor Permit** is required from the SC Department of Revenue if liquor is sold via cash bar, admission fee or donation taken at any event (private or public).

Vendors

All event vendors booked by Lessee must be approved of by The Bock Estate & Venue, LLC.

Event Layout

A layout of the event must be submitted for approval one month prior to the event. **Exit doors cannot be blocked.**

Trash

Caterer, Bartending Company, and Lessee are responsible for removing all generated trash from the leased premises at the end of the event. Leased premises are to be left clean and undamaged. Inside trash barrels will have a liner provided at the start of the event.

Additional liners will need to be provided by Lessee.

Cleaning Requirements

Lessee agrees to designate a responsible party to ensure the premises are left as found. No trash should be left on site (including dressing room, cottage, and grounds). Dumpsters are not provided on site.

Venue floors should be free of debris and spills. The Kitchen floors should be swept clean of any debris. Equipment used for event is cleaned and turned off. The refrigerator should be emptied and cleaned. All surfaces including sink area are cleaned.

Food, tables, chairs, decorations, etc. should be removed from premises the day of the event unless prior written approval has been granted.

Security

Security at all events in and on the Leased Premises may be required. Security will be at the sole discretion of the Lessor with Lessee being notified of that action and cost of security prior to the signing of the Lease Agreement. Lessee understands that **NO** security guard is provided for their event in this Lease Agreement.

Set-up and Breakdown

The Bock Estate & Venue does not set up or break down any tables or chairs that are not owned by the Venue. Set up and breakdown of non-venue owned equipment is the responsibility of the Lessee. Vendors will have access to premises 3 hours prior to the event, unless approved prior to the event. The Bock Estate & Venue, LLC, does not provide storage of equipment or goods and assumes no responsibility for loss or damage. **Lessee, guests, and vendors must leave leased premises by 11:30 pm.**

Maximum Capacity

Barn Venue

250 - Reception style with some seating. If your guest count is over 250, you will be required to set up the outside lawn area for overflow.

Gazebo Area and Front Lawn

Up to 400 guests

_____ Initial

Parking Information

Parking for events is to the right of the barn. Overflow parking is available to the left of the barn.

Use of Premises

- 1) Lessee shall have access to the premises no earlier than **9:00 AM** for set-up unless otherwise agreed to in advance of event. Any items must be removed from the premises by the end of the lease unless agreed to in advance. The considerations are determined by other events scheduled at the venue.
- 2) The Bock Estate & Venue, LLC will provide tables and chairs for use at the barn. Tables and chairs may not be moved to any other location on the estate nor are they to be used outside the barn. Quantities and sizes available are listed on page 4.
- 3) Lessee will be held responsible for all actions of their vendors to include caterer, decorator, florist, DJ, guests and anyone else involved with the event.
- 4) Amplified music is not permitted after **10:00 PM** unless approved in advance.
- 5) Premises must be vacated by **11:30 PM**.
- 6) Pets are not allowed on the leased premises without prior notification and approval.
- 7) Children must be supervised at **ALL** times.
- 8) No gum may be served on the premises.
- 9) **No smoking or vaping inside Barn**
- 10) Smoke machines, dry ice, rice, glitter and confetti **may not** be used on or in the premises.
- 11) No signs or decorations are allowed to be hung without prior approval.
- 12) No open flame candles are allowed unless enclosed and prior approved has been granted.
- 13) Other items, The Bock Estate & Venue, LLC deems unacceptable on or inside the premises.
- 14) All functions are to start and end at the contracted time.
- 15) The Bock Estate & Venue, LLC will not assume responsibility for any items left by anyone on the premises. All items brought onto the premises are to be taken out at the end of the event.
- 16) Conduct deemed disorderly, at the sole discretion of The Bock Estate & Venue, LLC, shall be grounds for immediate termination of the event and expulsion from the premises. In such cases, NO refund of the event costs and security deposit shall be given
- 17) A fee of \$200.00 per hour will be charged to Lessee if event attendees or vendors remain on the leased premises after the established end time.
- 18) A one-hour rehearsal time for a wedding will be given at no additional fee. Rehearsal times TBD based on venue rental schedule.
- 19) Lessee, including ALL vendors, shall remove all decorations, floral arrangements and equipment placed upon the leased premises prior to the expiration of the lease.
- 20) **No events/parties held for people under the age of 21 will be allowed to serve alcohol.**

Audio Visual Equipment

The Bock Estate & Venue, LLC has a projector and screen available for rent for \$100.00. Please speak with Christine Bock for more details.

Cancellation/Rescheduling Policy

Cancellation of the event by the Lessee must be submitted in writing. Cancellation of the event by the Lessee will result in a loss of all funds paid to date. The balance is required to be paid in full for any events cancelled within 30 days of the scheduled event unless Bock Estate & Venue can rebook the dates of your event.

Force Majeure

In the event the Leased premises are damaged from fire, Act of God (i.e., tornado, flooding, etc.) or other casualty prior to the commencement of the lease term, either party may terminate this Lease Agreement. In no event shall The Bock Estate & Venue be obligated to repair or restore the Leased Premises. In the event the Lease is terminated pursuant to the terms of the paragraph, The Bock Estate & Venue shall refund to Lessee all sums paid.

Right of Refusal or Cancellation

The Bock Estate & Venue, LLC reserves the right to cancel this agreement for any reason that does not comply with the terms of this Lease Agreement.

INDEMNITY

Lessee will indemnify and hold harmless The Bock Estate & Venue from any and all claims, actions, damages, liabilities and expenses, including but not limited to attorney's fees and other professional fees in connection with the loss of life, personal injury and/or damage to property arising from or out of any occurrence in, upon or within Leased Premises. Further, by signing the lease, the renter agrees to indemnify and hold harmless The Bock Estate & Venue from all liability resulting from the renter's use of the Leased Premises, including but not limited to damage or liability caused by the renter, their guests, agents, and employees. **If alcohol is served, The Bock Estate & Venue requires one of the following: a) An Event/Alcohol Liability Insurance Policy in the amount of \$1,000,000.00 covering this event naming Bock Estate & Venue, LLC as an additional insured or b) the use of a licensed and insured bartending service naming The Bock Estate & Venue, LLC as an additional insured. Proof of Event/Alcohol Liability Insurance must be provided to The Bock Estate & Venue, LLC by renter or bartending service two weeks prior to event date.**

Right of Entry

The Bock Estate & Venue, LLC's agents or employees may enter the leased premises at all hours to examine them, to show to people wishing to rent them or to make repairs, additions or other work and no compensation shall be asked for or claim made by Lessee by reason of any inconvenience resulting there from. The Bock Estate will strive to avoid interrupting events.

Attorney's Fees

Lessee shall pay all costs, expenses and attorney fees that may be incurred by The Bock Estate & Venue, LLC in enforcing the covenants and agreements in this lease.

The Bock Estate & Venue, LLC
Rental Rates

Rental Rates for Barn

(includes: Barn, Gazebo, Grass area by barn, Cottage for groom's dressing, Bridal photo shoot, 1 hr. rehearsal)

| Day | Full Day Rate (9:00 – 11:30) | Venue Deposit (Applied Towards Rental) | Security Deposit (Refundable) |
|----------------------|--|---|--|
| Sunday – Thursday | 2025 Rate: \$4,800.00 2026 Rate: \$5,500.00 | \$1,000.00 | \$500.00 |
| Friday - Saturday | 2025 Rate: \$5,800.00 2026 Rate: \$6,500.00 | \$1,000.00 | \$500.00 |

Other Venue Areas

Front Lawn/Gazebo (Barn not included)

| Building | Full Day Rate (9:00 – 11:30) | Venue Deposit (Applied Towards Rental) | Security Deposit (Refundable) |
|-----------------|---|---|--|
| Front Lawn | \$2,500.00 | \$1,000.00 | \$500.00 |
| Gazebo/Lawn | \$2,500.00 | \$1,000.00 | \$500.00 |

Additional Fees

| | |
|---------------------------------------|----------------|
| Security Deposit (refundable) | \$500 |
| Event Security (If required by Venue) | TBD |
| Late Exit Fee | \$200 per hour |
| Prior Day Set up | TBD |
| Post Day Breakdown | TBD |

Items included with rental:

| Quantity | Size | Seating | Linen size needed (Venue does not rent linens) |
|-----------------|------------------------------|----------------|---|
| 22 | 60" Round Tables | 8 comfortably | 120" to floor |
| 4 | 72" Round Tables | 10 comfortably | 132" to floor |
| 10 | 30" Cocktail Tables | 2 | 120" to floor/30" fitted |
| 4 | Banquet/Food Tables (42"x8") | 8 | 102"x156" to floor |
| 228 | White Chairs | | |
| 12 | Cocktail Height White Chairs | | |

Catering Kitchen Amenities

Microwave

Refrigerator

Sink

Counter tops for prep

The Bock Estate & Venue

122 Precipice Road, Camden SC 29020

(803) 600-6536

christine@theBockVenue.com

Addendum to Contract

Items not addressed in the Lease Agreement need to be changed or added and mutually agreed upon.

By: _____

Lessee Signature

Date

By: _____

The Bock Estate & Venue, LLC

Date

The Bock Estate & Venue Rental Costs

Name of Lessee: _____

Date of Event: _____

Rental Space(s) Leased: _____

Lessee shall pay The Bock Estate & Venue the following:

\$_____ Full Day Rental of the Leased Premises (9:30 am – 11:30 pm)
This fee includes the use of tables and chairs owned by the venue.

\$_____ Prior Day Set-up

\$_____ Post Day Breakdown

\$_____ Clean Up Fee (if needed)

\$_____ For Security, if deemed necessary by Lessor (Fee TBD)

\$_____ TOTAL DUE – Payable to The Bock Estate & Venue, LLC

\$_____ **Rental Deposit:** This deposit must be made to confirm your date. This is a non-refundable/non-transferable deposit applied towards the rental fee for the full & faithful performance by the Lessee of the terms and conditions of this lease. This deposit along with your signed contract confirms your date.

\$_____ **Balance Due:** 60 days prior to the event.

\$_____ Payment _____ Date paid

\$_____ Payment _____ Date paid

\$_____ Payment _____ Date paid

\$_____ **Security Deposit:** This is required as a security deposit against any damage caused by the Lessee or for non-compliance of lease agreement. Provided no damage other than normal wear is found and Lessee has complied with lease agreement, the Security Deposit will be refunded. Security Deposit is due 30 days prior to event date.
_____ Date paid

An hourly fee of \$200 per hour will be charged for events as stated in lease agreement if premises are not vacated at agreed time. This fee will be taken out of the security deposit.

The failure of Lessee to pay The Bock Estate & Venue, LLC, the sum required pursuant to this agreement shall constitute a default under this Lease Agreement and it shall become null and void. Your reservation will be guaranteed upon receipt of this signed Lease Agreement, accompanied by your deposit. The deposit will be credited toward the rental fee if the Lessee meets all contractual stipulations.

Lessee Signature: _____

Date: _____

The Bock Estate & Venue: _____

Date: _____

The Bock Estate & Venue
Vendor Contact Information

Lessee Name: _____ **Mobile Number** _____

Event Date: _____ **Type of Event:** _____

Planner: _____ Mobile Phone: _____ Arrival Day/Time _____

Caterer: _____ Mobile Phone: _____ Arrival Day/ Time _____

Bartending Service: _____ Mobile Phone: _____ Arrival Day/ Time _____

Florist: _____ Mobile Phone: _____ Arrival Day/ Time _____

Band/DJ: _____ Mobile Phone: _____ Arrival Day/ Time _____

Decorator: _____ Mobile Phone: _____ Arrival Day/ Time _____

Photographer: _____ Mobile Phone: _____ Arrival Day/ Time _____

Videographer: _____ Mobile Phone: _____ Arrival Day/ Time _____

Bakery: _____ Mobile Phone: _____ Arrival Day/ Time _____

Rentals: _____ Mobile Phone: _____ Arrival Day/ Time _____

Vendor: _____ Mobile Phone: _____ Arrival Day/ Time _____

Prior Day Set -up:

Vendor: _____ Mobile Phone: _____ Arrival Day/ Time _____

All Lessee and vendor items must be removed from premises at the end of event unless approved in advance.

Late Pick-up:

Vendor: _____ Mobile Phone: _____ Arrival Day/ Time _____

Vendor: _____ Mobile Phone: _____ Arrival Day/ Time _____

Vendor: _____ Mobile Phone: _____ Arrival Day/ Time _____

Note: If Lessee is acting as any of the above vendors, please list as "self."

This information must be submitted 30 days prior to your event.

The Bock Estate & Venue Preferred Vendors



If you wish to use a vendor not listed, please speak with Christine Bock.

Formally Big Al & Stevo Entertainment
(803) 420-2957
bigal42@bellsouth.net
www.uptownproductionco.com

Bartending

King Haigler Cocktails, LLC

Becky Cutler
(803) 243-0090
kinghaigler@gmail.com

www.kinghaiglercocktails.com

Catering

Ashley's

Ashley McCaskill Robinson
(803) 669-1628
hanmadkat@gmail.com

Catering for All Occasions

Matt Evans
843-372-0858/803-435-0816
www.CateringForAllOccasions.net

(HSG) Haile Street Grill Catering

(843) 206-6256/(803) 432-7182
hailestreetgrill2018@gmail.com
www.hailestreetgrill.com

Lilfred's Restaurant and Creative Catering

(803) 432-8750
lilfredscatering@gmail.com

Old South & Catery, LLC

(803) 713-7900
oldsouthcatery@gmail.com
www.oldsouthcatery.com

Event Planners

MLM Weddings and Events

Madison Mossell
(803) 669-0935
madisonleighmossellweddings@gmail.com

Music – DJ's and Bands

Sounds Real Production

Johnny Glenn
(803) 729-3793

Music – DJ's and Bands Continued

Landslide Band

Danny Massalon
(803) 600-3869
landslide29020@gmail.com

Photographers

Bow Tie Photography

Johnny Deal
(803) 427-0883
thebowtiephotography@gmail.com

Heidi Graves Photography

(803) 420-3100/(803) 425-1951
heidi@heidigraves.com
www.heidigraves.com

Photography by Julie

Julie Prickett
(803) 420-1260
julieprickett@gmail.com
www.photosbyjuliejp.com

Tiffany Ellis Photography

(863) 286-4631
tiffanyellis@live.com
www.tiffanyellisphotography.com

Transportation

K&K Express Transportation

(803) 667-5176
(803) 446-7295

Videography

Austin Haney Visuals

(803) 243-1675
austenhanevisuals@gmail.com
www.austenhanevisuals.com

Whale Tale Media

info@whale-tale.com
www.whale-tale.com