

RENTAL AGREEMENT FOR 127 GARAGE SALE
THE J & M RANCH
(CORNER OF REED RD AND 127)
AUGUST 3-6, 2023

Each 25' lot is \$50.00 for entire event and non-refundable. Water and electric for campers at site are \$20.00 per day extra.

Any Sale item brought in but not sold shall be removed no later than August 8, 2023 at 12:00pm or it shall become property of the J & M Ranch. If you bring it in, you must remove any non-sold items.

Original agreement to govern in and all cases of dispute regarding any term of the agreement.

By signing this you agree that The J & M Ranch Enterprises Inc. is not responsible for any loss, damage or theft of personal property, expenses, claims, injuries, attorney fees, or court cost which may occur during the event or arise after the event.

Lots may not be sub-let or re-leased, unless a prior arrangement has been made through the J & M Ranch, and in the event that any person(s), firm, corporations, or concession is found using or occupying the lot, The J & M Ranch Enterprises Inc reserves the right to eject such person(s) and/or charge them full price for the lot and the price you paid for the lot shall be deemed forfeited.

The J & M Ranch Enterprises Inc reserves the right to cancel or relocate any lot or ask renter to leave without explanation and to shut off utilities to any vendor for misuse, without refund of lot fee.

Vehicles must be parked in vendor Parking areas ONLY. **ABSOLUTELY** no vehicles in vendor area between **9 AM and 7PM**. Any vehicles caught in vendor area between 9AM and 7PM, will be asked to leave. If any large item needs removed a J & M Ranch representative will assist in getting item out of vendor area.

10 MPH Speed Limit on ALL vehicles. If any vehicle is caught going over 10MPH it will be asked that you park in overflow parking and will not be allowed to park in vendor parking.

Must always have parking pass in vehicle window.

***Garage Sale hours are from 9 AM to 7 PM except for Sunday. Food Vendors need to be open by 11AM**

Any activities that take place during the term of the rental agreement must be of an acceptable nature and NO illegal activities will be tolerated. The J & M Ranch Enterprises Inc reserves the right to remove all renters at any time without a refund if these terms are broken. Prior to the beginning of the rental agreement the renter shall provide the rental fee, and this signed contract.

No Dogs allowed except on a leash, and you MUST clean up after them and discard in proper containers, no dogs with aggressive behavior, and all dogs must have license and current vaccination records. The J & M Ranch Enterprises Inc has the right to remove any dogs if any of the rules are not followed.

Food vendors will be required to provide copy of permit from the Health Dept and proof of insurance.

For more information of questions please contact: Jerry Marker (937)459-3339 or

Marla Werner (937)417-1365

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jmranchinc@gmail.com

www.thejmranchenterprise.com

Please return this form and payment to

The J & M Ranch Enterprises Inc
9726 Greenville St. Marys Rd
Versailles, OH 45380

Name: _____

Mailing Address: _____

Phone Number: _____

Email: _____

Signature: _____ Date: _____

Number of Lots needed _____ X \$50.00 = _____

Water and electric hookup \$20.00 X Number of days _____ = \$ _____

Total amount \$ _____

We accept: Cash, Check, Credit Card (with a fee) and Venmo

Additional information _____

Office use only

Lot # _____ Lot # _____

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