Lorain County Youth Organization Facilities Rental Request

Please check which organization you are with:

☐ 4-H ☐ OSU Extension ☐ LC Jr. Fair Board ☐ LC Jr. Fair

This agreement is made this day of _____ by and between the Lorain County Agricultural Society, (hereinafter referred to as Lessor) and the following persons or organization (hereinafter referred to as Lessee):

Lessee Name:	**Phone:**
Mailing Address:	**Email:**
Second Contact:	**Second Contact Phone:**

The Fairground facilities and buildings to be rented by Lessee are as follows:

Date(s) to be Rented:	**Event Type:**
Facilities/Building(s) to be Rented:	**Occupancy #:**
ANY ADDITIONAL ITEMS NEEDED: ***You must have this filled out to have the items ready for your event. They will not be brought out on the day of.**	
	Security Deposit: $
	Total Rental Additional Items: $

Any additional rental fees are due 90 days prior to the rental date.

Requests for free use of the Lorain County Fairgrounds are for educational activities only that are exclusive to current LC 4-H members. Any other request that includes participants outside of current LC 4-H members is a paid rental that should be contracted through the rental office. This includes any shows/activities that are open to adults, youth from outside organizations, etc.

If the rental is a free request, there is no guarantee of your event date.
Any outside paying events will take precedence over free requests.

The Lessee acknowledges and agrees that any charges for damage to the facility, buildings, grounds, equipment, or personal property of the Lessor shall be deducted from the security deposit. The Lessee acknowledges and agrees that, should there be any damage to the facilities, buildings, grounds, personal property, equipment, or the like in excess of the security deposit, the Lessee will be solely responsible for payment of the same to Lessor.

By signing this agreement, the Lessee acknowledges that it has read the same and enclosed Rental Rules and Regulations and fully agrees to comply with its terms and conditions as set out herein. IN WITNESS WHEREOF the Lessee and Lessor have signed this agreement on the date set out herein.

Lessor Signature:_____ Date: _____
Judy Key, Facilities Manager/Lorain County Agricultural Society

Lessee Signature:_____ Date: _____

*Please sign and date the original of this agreement and return it to the LCAS Rental Office at 23000 Fairgrounds Road, Wellington, Ohio 44090.
Please make your check or money order payable to the Lorain County Fair.

OFFICE USE ONLY
Deposit $
_____
Date Paid
_____
Rental $
_____
Date Paid
_____

2025/2026 FACILITIES RENTAL RULES AND REGULATIONS

KEYS: A code to the lockbox on the rented building will be provided and returned to the lock box at the conclusion of our rental. Or the building will be unlocked by the grounds man the morning of the rental date.

CLEAN-UP: The Lessee is responsible for cleaning up after the event. Clean-up includes the following:

1. Removal of all trash, garbage, dinnerware, cups, decorations, food, and any other items of the Lessee, at the conclusion of the event. Trash bags are provided and should be thrown away in the dumpster outside of Fair Hall.
2. All decorations, tacks, strings, and materials used to fasten decorations of any type must be taken down and removed from all walls, tables, chairs, and the ceiling. IN FAIR HALL, ABSOLUTELY NO TAPE, DUCT TAPE, OR OTHERWISE IS TO BE USED. Signs, posters, or outdoor decorations must be taken down and disposed of. If these items are not taken down by Lessee and the Lessor is required to remove them, the Lessee agrees that they will forfeit their deposit.
3. Taking down, re-racking, and returning to storage all tables and chairs. Lessee acknowledges that, if they fail to return all chairs and tables to storage, they will forfeit their deposit.
4. Turn off all lights and, in Fair Hall, set the thermostat back to a temperature of 50°.
5. Notify the Lessor of any damage that has occurred from the event.
6. Lessee acknowledges clean-up is to be completed by 2 am on the conclusion of the rental date. If the rented space is not cleaned up by the time specified it may result in forfeiture of the security deposit.
7. The Lessee agrees to restack, replace, or put in its original place of origin trash cans, picnic tables, outdoor chairs, benches, and the like, which were used, moved, or set out by Lessee.
8. Discharge of gray water and septage on grounds is NOT permitted.
9. Livestock Rentals: All manure must be picked up-inside and outside of ring and in the parking lot.

CANCELLATION:

EARLY SET-UP/LATE CLEAN-UP: Early set-up/late clean-up may be added at a reduced rate if Fair Hall or grounds and other buildings have not been rented on the day preceding and/or following Lessee's event. Contact the Facilities Manager for early set-up/late clean-up. Arrangements for this must be made between Lessee and Lessor in advance of event date.

COMPLIANCE WITH LAWS & ORDINANCES: Lessee agrees to strictly comply with all city, county, state, and federal ordinances. In addition, Lessee agrees to comply with all fire, health, and safety requirements. The Lessee agrees to hold the Lessor harmless for any violation of such laws or ordinances by the Lessee while the premises are being rented and used by the Lessee. Lessee agrees to indemnify and hold harmless the Lessor for any violations, penalties, or charges it would incur as a result of the Lessee's actions.

DAMAGE OR INJURY: Lessee expressly acknowledges and agrees that it will be solely responsible for any and all damage to Fairground buildings (both interior and exterior) and the equipment, chairs, tables, and any personal property, equipment, or grounds of Lessor. Lessee agrees to be solely responsible and hold the Lessor harmless and indemnify it for injury or death to any person, guest, invitee, licensee, friend, family member, client, patron, or any other person whether adult or minor who is present during the Lessee's event. The Lessee further acknowledges it will be solely responsible for any damage to Fairgrounds property.

INSURANCE: Lessee agrees to obtain, procure, and pay for their own property and liability insurance coverage for damage to, destruction, theft, fire, vandalism, or any other loss of their own personal property and any and all items brought to Fairgrounds. Lessee acknowledges and agrees Lessor shall not be liable or responsible in any way or fashion for any damages resulting from damage, destruction, theft, fire, or vandalism of Lessor's property. Lessee further acknowledges and agrees to hold the Lessor harmless and indemnify the Lessor from any and all damage, injury, or death to persons using Fairgrounds. The Lessee expressly agrees to hold harmless and indemnify the Lessor, its directors, officers, members, and any and all other persons or entities connected with the Lorain County Agricultural Society (d.b.a. Lorain County Fair). The Lessee expressly releases the Lessor against all claims, causes of action, or demands of any kind or nature arising from or out of this rental agreement. Lessee acknowledges and agrees it will be responsible for Lessee and any of Lessee's guests and any and all damage or destruction to any building, equipment, chairs and tables, kitchen facilities and restroom facilities located therein, any and all other Lessor personal property, and any damage to the parking lot. Lessee agrees to provide Lessor with a copy of Lessee's liability insurance policy (homeowners, renters, general liability, or special event) no later than thirty (30) days prior to the scheduled event. *All 4-H dog and horse shows require proof of insurance certificates prior to use of the fairgrounds. This insurance can be obtained through the OSU Extension office.*

SMOKING/FLAMMABLE OR EXPLOSIVE MATERIALS: The Lessee acknowledges and agrees that smoking is strictly prohibited anywhere inside Fair Hall or any other buildings or barns. The Lessee further acknowledges and agrees that it will not place, store, ignite, or try to ignite any dangerous, flammable, or explosive materials or substances of any kind or nature inside or outside of buildings or barns.

PROHIBITION AGAINST ASSIGNMENT: The Lessee acknowledges and agrees it cannot assign this rental agreement. The Lessor may, however, sublet space and areas at the facility and in buildings rented during its event to its participants, invitees, vendors, campers, and the like. The Lessee agrees that the Lessor will in no way be responsible for the Lessee's assigning or subletting portions of the facility and/or buildings during the Lessee's event and further agrees to hold the Lessor harmless and indemnify the Lessor from any loss, damage, injury or death, or dispute that could result from the same.

ITEMS PROHIBITED IN FAIR HALL, ON THE FACILITIES, OR IN BUILDINGS:

Lessee acknowledges that there is a strict prohibition against smoking, animals, motor vehicles, ATV's, motorcycles, bicycles, firearms (unless agreed otherwise), or any other type of vehicle inside Fair Hall at any time. Lessee further acknowledges and agrees that, should there be a violation of this provision, the Lessor at its sole discretion may immediately terminate the agreement.

ELECTRICIAN/SOUND/CONCESSION TRAILERS: Lessee agrees to give the Lessor advance notice if any concession trailers will be set up during their event. Concession trailers will be charged at a rate of $100.00 per trailer. All electricity for said stands must be connected by the Fair Board's electrician. Sound equipment can be rented for $50.00 per microphone. To avoid additional charges, it will be to the advantage of groups using the fairgrounds to bring in their own sound equipment.

EMERGENCY CONTACT: In the case of any non-medical emergency during your event, you should contact Mark Diedrick at (440) 213-5744. For any medical emergency, please contact the emergency medical service at 911.

CONDITION OF FACILITIES, GROUNDS, BUILDINGS: The Lessee acknowledges and agrees it has inspected the grounds and the buildings and is accepting them for rental as they currently exist on an "as is" basis. The Lessee acknowledges that the Lessor makes no warranties as to the suitability, security, and the like, of the grounds and buildings being rented. Landlord shall not be required to make any improvement or alteration to the premises. Tenant understands that the premises, on one or more occasions, may have been used to house animals and/or animal related materials or supplies. Therefore, Tenant understands that Landlord cannot protect or guarantee that the Premises is free from bacteria, viruses, or any other potential health hazard related to the past presence of animals and/or animal related materials or supplies. Acknowledging and accepting the above potential hazards, Tenant hereby agrees to indemnify, defend, and hold harmless Landlord and its directors, agents, and employees from any and all liability, damage, and claims, and any actions arising from Tenant's use of the premises, including, but not limited to, any claims related to the potential hazards which have been acknowledged and identified in the above paragraph.

SERVICE OF FOOD & ALCOHOL: If Tenant intends to serve food and/or alcohol at the premises, Tenant does so at its own risk, fully understanding and acknowledging the potential risks and hazards associated with doing so, which have been more fully outlined above, and expressly assumes the risk of doing so. Tenant hereby agrees to indemnify, defend, and hold harmless Landlord and its directors, agents, and employees from any and all liability, damage, and/or claims, or any actions arising from Tenant's election to serve food and/or alcohol as part of its permitted use of the premises, including any claims brought by guests or invitees of Tenant who take part in Tenant's permitted use.