



EVENT APPLICATION AND CONFERENCE ROOM/DOCK RENTAL AGREEMENT

Building: Wards Cove Ketchikan Lofts
Room: Renown Conference Room
Address: 2821 Fairview Ave E / 88 E Hamlin / Seattle, WA

Type of Event: _____

Users Name: _____ Date of Use: _____

Users Address: _____ Rental Hours From: _____ To: _____ *Including set up
User Contact Phone: _____

Please answer the following questions: Total Guests Attending: _____

Will alcohol be served or allowed inside/outside? Yes No

Will you have entertainment outside (music, speakers, amplifier, etc.)? Yes No

If yes, please explain type: _____

Using the map below as reference, check the location on the property where the event will be held?
Please check all that apply:

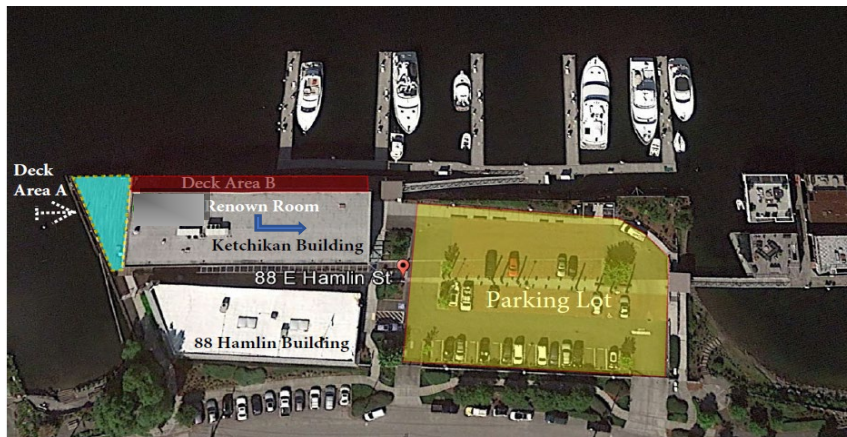
Renown Room (Conference Room) Deck Area A Deck Area B _____

Please list any vendors that are scheduled for the event:

Vendor: _____
Vendor: _____
Vendor: _____
Vendor: _____

Please provide Name, Phone, and E-mail for the persons in charge of the event/room rental:

1) Name: _____ Phone: _____
E-mail: _____
2) Name: _____ Phone: _____
E-mail: _____





TRF Pacific, Managing Agent for and herein identified as ("Owner") agrees that the User identified above may use the areas noted in the application ("Rental Areas") in the Ketchikan Lofts Building located at 2811 Fairview Avenue, Seattle, WA (the "Building" or "Premises") on the Date of Use during the Rental Hours specified above. User shall have no right to use the Renown Room at any other time and will not be permitted access until the commencement of the Event Hours.

Cleaning. User must clean the Renown Room and leave it in the same condition in which it was found.

Overtime. All deliveries, set up, take down and cleaning must occur during the Event Hours.

Rules and Regulations. This Agreement is subject to Owner's Rules and Regulations as attached hereto, which are incorporated herein by reference.

Set up. The Renown Room can accommodate up to 30 people. Owner will provide a conference table and the number of chairs as specified above. User will need to supply all other furniture and equipment. Renown Room furniture is not permitted to be placed outside of the room.

Catering and Alcohol. Catering is permitted only by prior arrangements. If alcohol is served, User is solely responsible for complying with all laws covering sales or service of alcohol. If alcohol is served, User is solely responsible for ensuring the safety of its guests and solely liable for any injury or damage to persons and property arising from alcohol use.

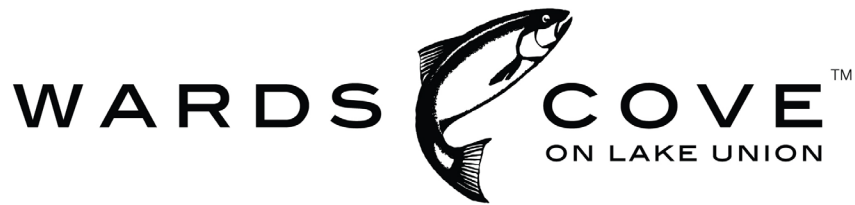
User's Responsibility. User is responsible for its guests and any third parties User hires to provide services. Owner reserves the right to cancel the event if User is disruptive. User shall indemnify, defend and hold Owner harmless from all losses, claims, liabilities, damages and expenses (including attorney's fees and costs) incurred by Owner arising out of or resulting from use of the Renown Room and the Building and associated grounds by User or its guests or invites or hired help, except that User shall not be responsible for Owner's gross negligence or willful misconduct. Owner is not responsible for loss or theft of personal property.

User/User's Representative

By: _____
Title: _____
Date: _____

TRF Pacific, LLC

By: _____
Managing Agent for "Owner"
Date: _____



Rental Agreement Rules and Regulations

1. Dock access to adjacent Wards Cove boat moorage is not allowed.
2. User must vacate the Rental Areas approved for use and remove all of its personal property during the Event Hours.
3. Owner is not providing parking as part of the reservation. All parking on the premises is reserved. However, Owner shall provide instructions to enable User reasonable access for loading and unloading purposes.
4. Noise must be contained within all Rental Areas and User may not disturb other occupants of the Building or the adjacent properties. Any outdoor music or amplified sounds must end no later than 10:00 PM and is subject to City ordinance.
5. Open flames (such as charcoal grills, Tiki torches, candles, etc.) are not permitted in or on the premises.
6. User is responsible for removing all garbage from all reserved and any reserved areas and disposing of it in designated containers during the Event Hours. If garbage does not fit into the designated containers. User must remove and dispose of such excess garbage off-site.
7. User is responsible for arranging for all deliveries. Owner will not accept or sign for deliveries. Rentals cannot be delivered prior to the Event Time. All rented furniture or equipment must be removed from the Renown Room during the Event Time.
8. Smoking is not allowed on any part of the property, including the decks.
9. Nothing is to be thrown off the deck into the water.
10. Animals are not permitted in the Building or in the Rental Areas, other than service animals as required by law.
11. User is responsible for the conduct of its guests. User shall supervise children carefully at all times.
12. Any and all problems encountered on the premises, including any damages shall be reported to Owner immediately.
13. Conference Table and Chairs are not permitted outside of the Renown Room.
14. User shall comply with all state and municipal laws and codes while on the premises.