

## AGILE VENTURES EVENT SPACE USAGE AGREEMENT

THIS AGREEMENT (“the agreement”), made as of this day of \_\_\_\_\_, by and between Agile Ventures Inc., hereinafter “Agile Ventures” whose business address is 415 12th Avenue Southeast, Cedar Rapids Iowa 52401 and \_\_\_\_\_, hereinafter “Responsible Party”, collectively the “Parties.”

The Parties agree as follows:

1. **Space Usage.** Agile Ventures hereby grants a limited and revocable license (the “License”) to the Responsible Party to use the following space, \_\_\_\_\_ (the “Space”) on the Event Date and during hours specified under this agreement.

2. **Event.** The Responsible Party shall hold the following event:

\_\_\_\_\_  
(the “Event”) on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ (“the Event Date”) Between the times of \_\_\_\_\_ and \_\_\_\_\_. The Responsible Party is authorized to use the Space to hold the Event, and for no other purpose. Agile Ventures grants to Responsible Party the following amenities at the Space: \_\_\_\_\_  
\_\_\_\_\_

3. **Disclaimers.** The Space shall be provided by Agile Ventures as-is and Agile Ventures make no warranty regarding the sustainability of the Space for the Responsible Party’s use.

4. **Condition.** After the completion of the Event, the Responsible Party shall leave the Space in the same or similar condition as received from Agile Ventures.

5. **Damages.** Beyond ordinary wear and tear, the Responsible Party shall be responsible for any damages caused by the Responsible Party’s use of the Space. The Responsible Party shall arrange for the repair of any such damage. In the event if the Responsible Party does not make any necessary repairs, Agile Ventures shall arrange for the same at the Responsible Party's expense.

6. **Cleanup.** The Responsible Party will be responsible for cleaning the Space following the guidelines.

7. **Right of Entry.** Agile Ventures shall have the right to enter the Space at any time for any reasonable purpose, including any emergency that may threaten damage to Agile Ventures’ property, or injury to any person in or near the Space.

8. **Indemnification.** The Responsible Party hereby indemnifies and holds harmless Agile Ventures and Geonetric from any damages, actions, suits, claims, or other costs (including reasonable attorneys’ fees) caused by the Responsible Party’s use of the Space, including but not limited to:

- Any damage to any property or any injury caused to any person (including death)

- Any public health threat to which any person may be exposed, including but not limited to exposure to or transmission of any infectious disease such as COVID-19
- Any acts or omissions on the part of the Responsible Party, its employees, officers, directors, independent contractors, or other agents

The Responsible Party shall notify Agile Ventures of any damage or injury of which it has knowledge in, to, or near the Space, regardless of the cause of such damage or injury.

9. **Revocation.** Agile Ventures shall have the right to revoke the License at any time prior to the Event Date, provided it gives the Responsible Party prior written notice of revocation.

10. **Cancelation.** The Responsible Party may cancel the Event by notifying Agile Ventures by providing written notice prior to the Event Date.

11. **Assignment.** Neither Party may assign or transfer their respective rights or obligations under this Agreement without prior consent from the other Party.

12. **Governing Law.** This Agreement shall be constructed in accordance with, and governed in all respects by, the laws of the State of Iowa, without regard to conflicts of law principles. The Responsible Party shall ensure that all applicable State and local laws, ordinances, and regulations, including liquor laws, are complied with at the Event.

13. **Violation of Agreement.** Violation of this agreement by the Responsible Party shall be grounds for rejection of subsequent applications to use Agile Ventures' spaces.

14. **Entire Agreement.** This Agreement constitutes the entire agreement between the Responsible Party and Agile Ventures, and supersedes any prior understanding or representation of any kind preceding the date of this Agreement. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this agreement.

IN WITNESS THEREOF, the Parties have caused this Agreement to be executed the day and year above written.

\_\_\_\_\_  
The Responsible Party

\_\_\_\_\_  
Agile Ventures

\_\_\_\_\_  
Date