

**UNICORN Vineyards and Winery Outdoor Events Agreement**  
**489 Old Bridge Road**  
**Amissville VA 20106**  
**540.349.5885**  
[www.unicornwinery.com](http://www.unicornwinery.com)

UNICORN Vineyard and Winery invites you to hold your picnic, family reunion, wedding, reception, or other event on our property. Please visit our web site for photographs or visit in person to see if our location is suitable for your needs.

**Sites Available:**

- Area next to the Koi pond or the grassy knoll.....**\$500 deposit, \$100 per hour (minimum of 1 hour of use).**
- The Koi pond and the grassy knoll sites may be rented together....**\$750 deposit, \$300 per hour (minimum of 3 hours of use).**
- Deck area (both sections).....**\$1000 deposit, \$2500 (no minimum usage).**
- Deck area (one section).....**\$750 deposit, \$300 per hour (minimum of 3 hours of use).**
- Horseshoe pit area.....**\$100 deposit, \$100 per hour (minimum of 3 hours of use).**

Prices shown above are only for those events that are held during UNICORN Vineyards and Winery's normal business hours. There is an additional charge of **\$100 per hour** for rentals that occur outside of the Winery's normal business hours. Lessee and guests agree to be off the property by 10:00 p.m. \_\_\_\_\_ **(initial here)**

One half of the deposit must be paid by credit card, money order, or cash at the time of the reservation to hold the requested date. Lessee has 15 days to cancel this agreement to qualify for a full refund of the original 1/2 of the deposit. **No refund will be given after 15 days.** The remaining 1/2 of the deposit and final rental payment is due 45 days before your event.  
\_\_\_\_\_ **(initial here)**

All final payments are due at the conclusion of your event. \_\_\_\_\_ **(initial here)**

**SITE VISIT:** A site visit is required prior to scheduling any event at UNICORN Vineyard or Winery. Please contact TJ Hobble at 540.349.5885 or email at [info@unicornwinery.com](mailto:info@unicornwinery.com) to arrange your site visit.

**SITE CAPACITIES:**

- The Koi pond site will accommodate approximately 150 seats.
- The grassy knoll will accommodate seated parties of approximately 50 individuals. Larger groups can be accommodated by standing.
- The entire deck will accommodate approximately 30-35 individuals.
- One level of the deck will accommodate approximately 15 individuals.
- The horseshoe pit area will accommodate approximately 50 individuals.
- Winery restrooms can accommodate groups of less than 50. Groups of 50 or more require the rental of portable restroom facilities. UNICORN Winery can arrange the setup and removal of portable restroom facilities at an additional charge. The charge will be based on the cost of the setup and removal of the portable restroom facilities.
  - UNICORN Vineyard and Winery provide \_\_\_\_\_ **(initial here)**
  - Host provide \_\_\_\_\_ **(initial here)**

**ELECTRICITY:** There is an additional charge of \$150 per hour if electricity is provided by UNICORN Vineyard and Winery. \_\_\_\_\_ **(initial here)**

**CATERING:** UNICORN Vineyard and Winery does not have an on-site caterer; however, we do recommend Claire's in Warrenton VA. Caterers are responsible for all setup before the event and breakdown at the end of the event.

**FURNITURE:** Lessee will need to contact a rental company for tables, chairs, dishes, glassware including wine glasses, linens, etc., as UNICORN Vineyard and Winery does not have these items available; however, we can recommend Capital Rentals.

**BEVERAGES:** By Virginia law, the only wines that may be consumed on the premises are UNICORN Wines. UNICORN Winery offers a 20 percent discount per case on our wines used for your event. There will be a charge for all wines opened and payment will be due at the close of the event. \_\_\_\_\_ **(initial here)**

Lessee may serve beer and/or liquor on the premises after the necessary ABC Banquet License is obtained from the Virginia Liquor Control Board ([www.abc.state.va.us](http://www.abc.state.va.us)). A valid Virginia Banquet License must be provided to a UNICORN Vineyard and Winery representative at least 24 hours before the event. \_\_\_\_\_ **(initial here)**

If a wine tasting is appropriate for your event we will be happy to set up a table at the event site to accommodate your tasting. The wine tasting is \$10 per person and will include the glass. There is an additional charge of \$125 per pourer. \_\_\_\_\_ **(initial here)**

**CERTIFICATE OF INSURANCE:** Lessee must provide to UNICORN Vineyard and Winery a Certificate of Insurance 15 days prior to your event. Coverage amounts are: bodily injury and proper damage \$500,000. Higher limits may be required depending on the size and type of event.  
\_\_\_\_\_ **(initial here)**

**MUSIC:** UNICORN Vineyard and Winery reserves the right to monitor the volume of the music during the event. If the music is deemed too loud, you will be requested to reduce the volume. Failure to do so may result in the loss of power for the sound system.

**PARKING:** Parking is limited so carpooling is strongly recommended for large groups. There is a commuter parking lot about one mile away on Route 211 that you may use for carpool purposes. About 65 cars can be accommodated at the winery utilizing both sides of the driveway. Please tell guests not to park past the pond as that area is reserved for winery customers. All parking arrangements must be coordinated with a UNICORN Vineyard and Winery representative prior to the start of your event. \_\_\_\_\_ **(initial here)**

**GENERAL INFORMATION:** Confetti, rice, birdseed, releasing of helium balloons is not allowed due to environmental concerns. Our Koi request no fishing in their pond!

It is the lessee's responsibility to remove any signs, balloons, ribbons, or other items were brought to the property by you. Actual clean up of the event site will be accomplished by UNICORN Vineyard and Winery; however, the lessee is responsible for ensuring all tents and furniture is removed no later than the day after the lessee's event. UNICORN Vineyard and Winery charges a clean-up fee of \$350. \_\_\_\_\_ **(initial here)**

All events concluding after normal operating hours of UNICORN Vineyard and Winery will be charged an additional \$100 per hour. All guests must be off the property by one half hour past sunset due to no outdoor lighting unless prior arrangements have been made with UNICORN Winery.

**LIABILITY:** The user assumes full responsibility for any injury, illnesses, theft, loss or damages to its guests or the property on the day of the event. You must provide proof of your Certificate of Insurance 15 days prior to the event.

**I have read and understand the guidelines and rental agreement and agree to abide by its terms and conditions.**

\_\_\_\_\_  
**Print Name of Lesser**

\_\_\_\_\_  
**Signature of Lesser**

\_\_\_\_\_  
**Mailing address, City, State, and Zip Code**

\_\_\_\_\_  
**Telephone (Day and Evening) and email Address**

\_\_\_\_\_  
**Date and Time of Event**

\_\_\_\_\_  
**Type of Event, Guest Arrival Time, and Number of Guests**

## **RULES AND REGULATIONS APPLICABLE TO RENTAL FACILITIES:**

- 1) No alcoholic beverages to be sold on the grounds.
- 2) All lessees will be required to pay all expenses involved in repair or replacement of damaged property at UNICORN Vineyards or Winery. No portable or attached equipment or accessories are to be damaged in any way or to be removed from the facilities or grounds of UNICORN Vineyards or Winery.
- 3) All fees incidental to the rental of facilities are to be paid in the prescribed amounts and within the prescribed time factors as stated in this application for the contract to be valid.
- 4) The lessee is required by law to comply with all state, county, and city ordinances, and is solely responsible for the proper filing of all fees and obtaining of all permits and inspections as required in the interest of health and safety.
- 5) The lessee shall not assign or sublet any portion of UNICORN Vineyard or Winery.
- 6) All minors shall be chaperoned to the satisfaction of UNICORN Vineyard or Winery.
- 7) The lessee is required to obtain sign permits from the County of Culpeper before placing signs within the County of Culpeper limits. Any signs placed at UNICORN Vineyard or Winery must be approved by a UNICORN Vineyard or Winery representative prior to placement.
- 8) All rentals are for the hours paid. Lessee and its agents will have access to the facilities one hour prior to the event start for setup and one hour after the event for cleanup. The lessee, its guests and agents must end the event at the agreed upon time. Except for prior day tent setup, additional fees of \$60 per hour will be incurred if the Lessee, its guests and agents are on the proper longer than the contracted period of time.
- 9) Lessee will provide UNICORN Vineyards and Winery with required information regarding all test rentals, including the type and size of tent, exact placement of tent, scheduled setup and removal of tent and contact information for tent rental company, including emergency contact number, at least 7 days prior to the event.

## **WAIVER OF PUBLIC AND PRIVATE RESPONSIBILITIES:**

- 1) UNICORN Vineyards and Winery forbids the extension of any and all public and private utilities exiting at the time of the application is signed and waives all responsibility for the use of said utilities. Notwithstanding the foregoing, the normal use of portable electric extension cord(s) and public address system cord(s) that is consistent with safety requirements of the fire department is permitted.
- 2) It is understood and agreed that UNICORN Vineyards and Winery will not be held liable for loss due to fire, burglary, vandalism, and theft of property belonging to any persons of the organization, or invitees of the sponsoring individual, both to be designated herein as the "Users".
- 3) UNICORN Vineyards and Winery will not be responsible for personal property damage or personal injuries sustained by the Users or their invited guests resulting from the use of its facilities.
- 4) UNICORN Vineyards and Winery reserves the right to deny or discontinue the use of its facilities to any applicant.

**INDEMNITY:**

The applicant agrees to pay, protect, indemnify and to hold UNICORN Vineyards and Winery harmless of, from, and against any and all liability, damages, costs, expenses, fees (including attorney fees), causes of action, suits, claims, demands, and judgments of any kind or nature whatsoever arising from:

- 1) Any work or thing done in or about the premises by the applicant or its servants, employees, contractors, “user”, or invitees; and
- 2) Injuries to or deaths of any persons or damages to the property at the premises or upon the common areas of the building caused by the negligence of the applicant or its agents, servants, employees, contractors, “users”, or invitees; and
- 3) Any negligent act or omissions on the part of the applicant or its agents, servants, employees, contractors, “users”, or invitees arising out of the occupancy or use of the premises or the use of the common areas of the buildings, grounds, and parking areas.

Lessee warrants and guarantees that all members of their party consuming alcohol on UNICORN Vineyards and Winery are 21 years of age or older and are legally entitled to drink alcohol in the Commonwealth of Virginia. Lessee further accepts all responsibility, and holds UNICORN Vineyards and Winery harmless, for any abrogation of this guarantee.

**ACKNOWLEDGEMENT:**

I certify that I am authorized by the applicant organization or individual to submit this proposal, and that it is submitted in good faith and all information provided is true and correct to the best of my knowledge. The applicant organization or individual accepts this application when approved by an authorized representative of UNICORN Vineyards and Winery as a binding agreement.

By signature the applicant acknowledges receipt of a copy of the contract application and the rules and regulations applicable to rental of facilities at UNICORN Vineyards and Winery and agrees by signature to comply with any and all rules and regulations specified thereto.

Signature of Authorized Agent	Position/Title
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Printed Name	Phone	Date
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UNICORN Vineyard and Winery Approval/Title	Date
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