



Babbling Brook Acres

25229 Oriole Ave

Ontario, WI 54651

P 608-337-4226

www.babblingbrookacres.net

Canning Kitchen Rental Agreement

Name:	Group Individual	Will BBA LLC be providing supplies, for an additional fee, per item 6 below? _____ Yes _____ No
Address:	Date(s) to be rented: _____ Hours to be rented: _____ 4-hour block __ 8 am-12 pm __ 1 pm-5 pm _____ 8-hour block Planned start time _____ _____ Other: _____	
Telephone:	E-mail:	

This rental agreement is between the person(s) above and Babbling Brook Acres LLC (BBA LLC) for use of the non-commercial canning kitchen located on Babbling Brook Acres farm on the date(s) noted above.

1. Right to Use Facilities: BBA LLC hereby grants to user(s) the right to use the facility, including stove, sink, dishwasher, refrigerator, counters, and included equipment listed below:
 - a. Stock pots
 - b. Water batch canners and pressure canners (if trained on their use)
 - c. Large mixing bowls and colanders
 - d. Canning utensils
 - e. Knives and cutting boards
 - f. Manual food mill

The streaming TV can be used to watch Prime Video and Discovery Plus. Do not use Netflix, Hulu, or purchase any movies. An Alexa device is also provided and can be used for free Amazon music channels only.

With each rental, one (1) roll of paper towels and one (1) garbage bag is provided for use. The kitchen also contains dish soap and dishwasher soap. Please only use the provided plant-based soap products.

Equipment **not** included in the rental are:

- a. Brining buckets (top shelf)
- b. Canning jars and lids belonging to BBA LLC
- c. Commercial food processor
- d. Baking equipment
- e. Baking ingredients and spices
- f. Packaging (bags and pans) belonging to BBA LLC

2. Reserving Time: The user shall request a reservation time via phone or email. BBA LLC will make its best efforts to find time to schedule the user. The kitchen is unavailable on Thursday, Sunday, and when BBA LLC is conducting canning classes.

The kitchen is available to be rented other days from 8 am to 8 pm. Other hours can be accommodated upon agreement of both parties and shall be included on the rental agreement. With prior approval by the user, BBA LLC may request access to the kitchen during the rental period to use the oven, if completing baking for a farmer's market.

3. Cancellation of Reserved Time: To ensure the kitchen is available to all interested users, reservations may be cancelled at no charge within 48 hours of the scheduled time. Cancellation less than 48 hours will be subject to a \$50 charge.
4. Security Deposit: A refundable security deposit in the amount of \$100 to cover damages or cleaning fee required after rental will be collected at the time of reservation. The security deposit will be returned, minus any charges for damages, within 7 days of the rental date.
5. Fees: The rental fees are as follows:
- a. 4-hour rental: \$72 (\$18 per hour). Four-hour rentals are available either 8 am-12 pm or 1 pm-5 pm.
 - b. 8-hour rental: \$120 (\$15 per hour). User can choose when to arrive but must be finished and cleaned up by the end of the 8-hour period.
 - c. Fees are payable in cash, check, or PayPal.
 - d. A penalty of \$25 will be charged for checks returned as insufficient funds.
6. User Items: The user should bring their own jars, lids, produce, and recipe ingredients. If the user forgets an item, BBA LLC will try to accommodate and sell them the missing item from their stock at the current cost.

If the user wishes BBA LLC to provide **all** required materials, arrangements must be made one week prior to rental date, including providing the recipe that will be used. A 10 percent shopping fee will be added to the rental cost.

The user may bring up to 6 people to help them complete their projects. Children under the age of 16 should be supervised at all times.

7. Kitchen Condition: The kitchen will be clean and ready for the user. The user should leave the kitchen as clean as it was when they arrived. Garbage should be removed and placed in the garbage receptacles near the garage upon leaving. If the kitchen is not cleaned upon leaving, the user will be charged \$25 per hour to clean, and this will be taken out of the security deposit above before returning.
8. Reporting of Injuries and Damage: The user shall immediately notify BBA LLC of any damage, equipment malfunction, or injuries that require medical attention. A first aid kit is provided near entrance for any minor injuries that might occur.
9. Housekeeping Policies: User policies include but are not limited to the following:
 - a. Cleaning supplies are provided.
 - b. The floor shall be swept before leaving. There is no need to mop unless a spill occurred.
 - c. No equipment owned by BBA LLC shall leave the premises.
 - d. User will clean all equipment used during rental period, dry it, and return to its location in kitchen.
 - e. Restroom is in the house. Please enter in sunroom off deck, and it is just inside next to laundry room. The door is kept closed to keep cats out of restroom. Please do not let cats out into the sunroom, and shut doors when leaving restroom.
 - f. Parking is available for up to 2 cars. BBA LLC may ask you to park in a specific manner.
 - g. A wheeled cart is provided to transport items from your car to the canning kitchen. The cart should be returned to outside the garage at the end of the rental period.
 - h. BBA LLC is at an elevation of 745 ft above sea level, so no adjustment is required for canning timings or pressure adjustments.
10. Indemnification and Liability:
 - a. Indemnification: The user will defend, indemnify, and hold BBA LLC harmless from and against all claims, liabilities, losses, damages, expenses, and attorney fees arising directly or indirectly from the uses of this kitchen and terms of this agreement.
 - b. Liability: The user will not hold BBA LLC liable for any damage to persons or property sustained by user during the period the user is contracted for in this agreement or for any food canned while using this kitchen.

Dated: _____ Babbling Brook Acres LLC
Brook Edwards, Owner
25229 Oriole Ave
Ontario, WI 54651

Signature

Dated: _____

Renter Printed Name

Address

City, State, Zip

Signature