



[bcmnfair@paulbunyan.net](mailto:bcmnfair@paulbunyan.net) [www.beltrami-countyfair.org](http://www.beltrami-countyfair.org)

**THE BELTRAMI COUNTY AGRICULTURAL ASSOCIATION**  
7223 Fairgrounds Rd NW Suite 7B BEMIDJI, MN 56619  
Phone: 218 444 8169 Fax: 218 444 5238

**Rental Agreement for Grounds/ Building Lease with Beltrami County Agriculture Association**

Name of Tenant or Leasee \_\_\_\_\_ Phone \_\_\_\_\_

Address: \_\_\_\_\_

Event Scheduled: \_\_\_\_\_

From Date/ Time: \_\_\_\_\_ until Date/Time: \_\_\_\_\_

Rental Fee: \_\_\_\_\_ Damage Deposit: \_\_\_\_\_

Receipt Number \_\_\_\_\_

Insurance Certificate:  Attached  will Mail  On File with Association

**Agreement**

**1. Lease**

The Beltrami County Agricultural Association, Inc (BCAA) hereby leases to Tenant and Tenant leases from the Association the following portion of the premises ("leased premises") which is owned by Beltrami County but managed by the Association as provided for under Minnesota Statutes Chapter 38:

**2. Use**

Tenant may use the leased premises during the term of this Agreement only for the purpose indicated:

\_\_\_\_\_  
\_\_\_\_\_

### **3. Term**

The terms of this agreement will begin and end as noted above unless sooner terminated by either party as agreed upon at the initiation of this agreement.

### **4. Rent**

The tenant will pay the Association as noted. The rent must be paid to the Association at the address specified in Paragraph 10 of this agreement **prior** to date of the event.

### **5. Deposit**

The Association and Tenant agree that the Tenant will deposit with the Association the sum indicated above as security for its use of the leased premises under this Agreement.

### **6. Repair and Maintenance**

The Association and Tennant agree that the Association will be responsible for repair and maintenance of the leased premises. The Tennant is responsible for the repair and damage caused to the leased premises.

### **7. Property Damage Insurance**

Tennant must at Tenants sole cost and expense provide and maintain property insurance during the term of this Agreement in an amount sufficient to cover all items of property owned, maintained or controlled by the Tennant on the leased premises.

### **8. Requirements for all Insurance**

All insurance policies (or riders) required by this Agreement, (i) must be taken out by Tenant and maintained with responsible insurance companies organized under the laws of one of the states of the United States and qualified to do business in the State of Minnesota, (ii) must contain a provision that the insurer may not cancel or revise coverage hereunder without giving written notice to Tenant as an insured party and to the Association and Beltrami County as an additional insured party at least (30) days before cancellation or revision becomes effective, (iii) must name tenant as an insured party and the Association and Beltrami County as additional insured (iv) must be in accordance with specifications approved by the Association and Beltrami County, and (v) must be evidenced by a **Certificate of Insurance** listing the Association and Beltrami County as an additional insured which must be filed with the Association and Beltrami County **prior** to commencement of the term of this Agreement.

### **9. Assignment and Subletting**

Tenant may not by operation of law or otherwise assign or sublet or permit the leased premises to be used by others without the Association's prior written consent in each instance.

**10. Written notices or other Correspondence**

Any written notice or other correspondence to be provided by or between the Association and Beltrami County and the Tenant in accordance with this Agreement must be either hand-delivered or mailed to the following address:

Association: Beltrami County Agricultural Association, Inc.  
7223 Fairgrounds Rd NW  
Bemidji, MN 56619

Beltrami County: Beltrami County Administration  
701 Minnesota Avenue NW  
Bemidji, MN 56601

Tenant: \_\_\_\_\_  
\_\_\_\_\_  
email \_\_\_\_\_

**11. In the event of emergency declarations:**

(examples: pandemics, events requiring isolation or others) issued by federal, state or local authorities regarding events the Tenant is responsible for reviewing the information or links provided, following all guidelines and adhering to such during their stay at the Fairgrounds. A copy of the current BCAA Emergency Guidelines Plan related to declarations will be provided with this contract.

The BCAA is not responsible for supplying additional equipment or supplies for the health or welfare of the participants. The BCAA agrees to supply a sanitized venue for the renter. The renter is responsible for following and implementing additional guidelines. Failure to do so will constitute a breach of contract.

IN WITNESS WHEREOF, the parties have hereunto set their hands as of the day and year written below:

***Beltrami County Agriculture Association: (by, Rina Phillips/ Facilities Manager)***

\_\_\_\_\_

**Date** \_\_\_\_\_

**Tenant:** \_\_\_\_\_

**Date** \_\_\_\_\_