

CHUCK'S LAKESHORE INN "THE LAKESHORE ROOM"

**UPSTAIRS PARTY ROOM RENTAL - FULL SERVICE BAR
FAMOUS 7 MILE VIEW OF GENEVA LAKE**

**262-903-4432
(Reservations and Information)**

**WWW.CHUCKSLAKESHOREINN.COM
FUN@CHUCKSLAKESHOREINN.COM**

262-275-3222 (facility) 262-275-3513 (fax)

Welcome!

Specializing in rehearsal dinners, birthdays, anniversaries, reunions, golf dinners, corporate dinners, and business or club meetings the Lakeshore Room is the perfect place to host your private party!

Just right for small to medium size gatherings, the room is ideal for groups up to 60 and can accommodate as many as 75 guests for a cocktail reception. We offer many seating configurations for table service and buffet options. Low rates and flexibility allow you to customize the event to your personal taste and budget. Outside catering lets you choose from a wide variety of menu plans and price ranges. A list of recommended local caterers is provided and we are happy to help you with as much or as little of the decision making and legwork as you like.

The Lakeshore Room comes equipped with a digital music system, 5 disc continuous play CD player (sorry, no I-pod dock), and a large flat screen TV for sporting events or viewing of videos from our VCR/DVD player. The room rate includes white linen table cloths and pillar candles with hurricane shades. Guests are welcome to bring in their own decorations for a personal touch and add to the already incredible 7-mile view of Geneva Lake.

Contact Julie Ieronimo for detailed information, available booking dates, and to set up a time to see the Lakeshore Room in person. We are knowledgeable and eager to assist you with all the details!

CHUCK'S LAKESHORE INN "THE LAKESHORE ROOM"

INFORMATION AND POLICIES

FULL SERVICE BAR: A full service bar is provided. Drink prices are listed separately. Wines are house wines, unless specially ordered. Special orders are priced separately (advance payment required for special orders). A list of available beers and liquors will be provided upon request. **NO ONE LESS THAN 21 YEARS OF AGE WILL BE SERVED OR MAY CONSUME ALCOHOL.** Open, hosted, and cash bar arrangements are available. Full payment of bar bill is due at the end of the event. Wisconsin 5.5% sales tax and 20% gratuity will be automatically added to the total hosted bar bill or minimum bar charge whichever is greater.

CATERING SERVICE: Catering service is the responsibility of the lessee. A listing of several area catering companies is available upon request. Catering companies are responsible for their own performance, service, staff, equipment (including but not limited to table service, serving equipment) and clean up. Chuck's Lakeshore Inn upstairs kitchen area will be available for the use of the caterer(s). Any damages caused by the caterer(s), including equipment damage or loss, will be charged to the caterer(s).

ENTERTAINMENT: A digital music system is included with the room and provides a wide variety of continuous musical selections. A CD player, VHS/DVD player, and large flat screen TV are also provided. Outside entertainment (DJ, one or two piece acoustic bands, only) require a \$250 security deposit and must be approved by Chuck's Lakeshore Inn. Band contract, set-up and expense are the sole responsibility of the lessee. Security deposit will be refunded to the lessee upon inspection of premises after the event. Any damage incurred by band may result in forfeiture of security deposit and may include additional repair charges. Please note: **ENTERTAINMENT IS AN OPTION ONLY WITH CERTAIN TYPES OF ROOM CONFIGURATIONS. BE SURE TO CHECK WITH US BEFORE YOU BOOK.**

SET UP: Early entrance times to "The Lakeshore Room" and kitchen facilities for caterer(s) and/or decorating and/or entertainment set up must be arranged a minimum of one week in advance of the event date.

DECORATING: Party planning, decorations, flowers, etc. are the responsibility of the Lessee and must be contracted separately (rental company/florist information is available upon request). Chuck's Lakeshore Inn must review and approve all final decorating plans prior to the event. PLEASE, NO CONFETTI OR GLITTER! Table linens will be provided and are included in the room charge and will be placed on the tables by Chuck's staff prior to the event. Hurricane lamps with pillar candles are available at no charge (if broken, damages will be deducted from security deposit). Lessee may bring in votive, floating, or other enclosed candles. Tapers and "decorative" candles will not be permitted.

SECURITY: It is the Lessee's responsibility to monitor their guests at the event. Chuck's will make every reasonable effort to keep uninvited guests out of the room.

CLEAN UP: It is expected that catering services/lessee will clean up all aspects of food service, including dining room and kitchen areas. Garbage shall be removed from the building and placed in the outside receptacle. Chuck's Lakeshore Inn shall provide clean up for all bar service. Decoration clean up and removal is the sole responsibility of the lessee, unless prior arrangements are made with Chuck's Lakeshore Inn.

RATES:
(Based on a 3 Hour Party)

Standard Room Rate: **\$200.00**
(Includes table cloths, candles, general set/clean up)

Minimum Beverage Charge: **\$250.00**
(This is the total minimum amount that must be taken in at the bar whether beverages are hosted, cash or a combination—see beverage options. If the total amount at the bar is less than \$250, the client will make up the difference. 5.5% tax and 20% gratuity will be added to the total amount of hosted beverages. Tax and gratuity will not be added to a cash bar.)

Additional Bartender: **\$60.00**
(A second bartender may be required for groups over 50)

Additional Hour: **\$50.00**
(This amount will be added to the room charge for each hour or fraction thereof over the initial 3 hours)

SECURITY DEPOSIT

A security deposit of \$400 and a signed contract are required to secure the reserved date. The security deposit will be applied towards all charges for the event provided all terms of the contract are met. If the charges do not exceed the deposit and all terms are met, a refund will be issued. Up until such time as the deposit and contract are received, the room will be held in the clients name and they will have first right of refusal for the date with a minimum 72 hour notice. The security deposit will be refunded less \$100 if cancelled more than 60 days prior to the event. Any cancellation within 60 days of the event will forfeit the entire security deposit.

ADDITIONAL SERVICES AVAILABLE:

Linen Napkins: **\$1.00/per person**

Linen Napkins and Silverware: **\$1.50/per person**

Linen Napkins, Silverware, Dinner Plates: **\$2.50/per person**

Full Table Service: **\$3.00/per person**
(Includes linen napkins, silverware, salad/dinner/dessert plates, water glasses, coffee mugs, salt & pepper, creamer and sugar)

Disposable Service: **\$1.50/per person**
(Includes heavy duty plastic plates, silverware, and napkins)

Server: **\$50.00**
(One server based on a 3 hour party)

Dishwasher: **\$50.00**

BEVERAGE INFORMATION

Itemized beverage price list is available upon request. If you would like to request a special order, please contact us at least four weeks prior to your event. Not all requests may be possible. Any hosted (open) bar will be subject to 5.5% tax and 20% gratuity. A valid credit card is required for options 2-5. We will be happy to discuss these options with you to help you choose the one that is best suited to your event and budget.

BEVERAGE OPTIONS:

- 1. Cash Bar**—Guests are responsible for cash payment of their beverages at time of ordering.
- 2. Hosted Bar**—A tally (tab) of all guests' beverages will be run throughout the duration of the event.
- 3. Hosted Bar with Time Limit**—The tab will be in effect for a set period of time. (i.e. through dinner, thereafter guests will pay cash for all beverages.)
- 4. Hosted Bar with Amount Limit**—The tab will be in effect up to a pre-specified amount. (i.e. up to \$250, thereafter guests will pay cash for all beverages.)
- 5. Hosted Bar with Restrictions**—A tab will be run for pre-specified beverages. (i.e. hosted beer, wine & soda, cash for mixed drinks)

Beverage Prices as of 6/2008 (a slight increase may occur):

Beer 3.00 domestic/4.00 import/210.00 half barrel domestic

Wine 4.00 glass/ 20.00 bottle on tables or as a pour at tables

Mixed Drinks: Rail starts at 3.50/Top Shelf starts at 4.00/Premium starts at 5.00

Soda 1.50/Coffee 2.00 with free refill/Coffee Station 15.00 each pot

CATERING INFORMATION

These are suggested caterers that we have worked with. You are welcome to use a licensed caterer of your own choosing (a certificate of insurance is required). All caterers are responsible for complete set up and clean up of their food and any kitchen facilities/items used. If caterers need to cook, heat, hold, or store food, they should arrange a meeting with Chuck's to discuss arrangements. Only responsible adults are allowed in the kitchen area. *Catering is out of local restaurant, deli or parlor so you can try them ahead of time.

**Available for buffet or plated service

CELEBRATION CATERING: 262-248-2555 celebrationcatering@prodigybiz.com www.celebrationrestaurant.com (Everything from BBQ to heavy appetizers to gourmet plated dinners. Very reputable and award winning area caterer.)* **

GINO'S EAST OF CHICAGO: Dona Peyer, 262-248-2525 dpeyer@buona.com (The Original! With their famous deep dish pizza and a wide selection of Italian favorites for the buffet. Very reasonable prices include disposable service. They are able to do full service sit down for some events.)*

GOOSEBERRIES' COURTYARD CATERING: Kathy/MaryPat, 262-763-5070 gooseberriesmarket.com (This would be one of my top picks for presentation, quality, convenience, and price.)* **

KATIE TIMM: Katie, 262-249-8766 (Another winner! She does a wonderful, beautiful, professional presentation with very good foods.)* **

KIRSCH'S AT THE FRENCH COUNTRY INN: Chef Starr, 262-245-5756 www.kirschs.com (A wide variety of choices, generally more upscale.)* **

NOVAK'S: Pete Novak, 262-215-7086 www.novakfontana.com (They have Boar's Head meats and make wonderful sandwiches and salads among more substantial fare).*

RIGA-TONY'S: Mike or Joe, 262-740-2540 (Traditional Italian by real Chicago Italians and very reasonable—I use them a lot for my personal catering needs. Great lasagna, Italian beefs, salads, etc. **Please note they only do drop off buffet style catering—all set up, clean up, table service, (including serving utensils) must be provided by client or contracted through Chuck's.**)*

STOWELL'S: Brenda Stowell, 800-640-5703 bstowell@wi.rr.com (They are known for consistent performance and quality.)* **

Sentry Foods Walworth: 262-275-0458 (Party trays & desserts are available with delivery upon request.)

Pizza Parlors for a more casual event: Pino's (closest) 262-275-6698* SamEzzz 262-245-9132*
Skip's 262-245-1330* Larducci 262-723-6666

CHUCK'S LAKESHORE INN
"The Lakeshore Room"

LEASE

Lease, between Chuck's Lakeshore Inn, Inc., "Lessor", hereinafter referred to as Chuck's and _____, hereinafter referred to as "Lessee". Lessee desires to lease "The Lakeshore Room", located on the second floor of Chuck's at 352 Lake St., Fontana, WI.

1. Term: Chuck's leases the above described premises to Lessee on _____ (date), for a term of _____ hours, from _____ to _____, with _____ guests in attendance.*

2. Room Charge: Chuck's and Lessee agree that the room rate for the said term shall be _____. This rate will include only the following:
_____.

3. Bar Fee: The parties agree and understand that the minimum bar charge (as described in the rate sheet), hereinafter referred to as fee, for such term shall be \$250.00. Fee does not include additional charges for bar balance exceeding \$250.00, 20% gratuity, 5.5% tax, or additional bartender(s) fee(s). Such additional charges will be due and payable to Chuck's upon completion of the event. **NO ALCOHOL WILL BE SERVED TO OR CONSUMED BY ANY PERSONS UNDER THE AGE OF 21 NOR WILL ANY ALCOHOLIC BEVERAGES BE ALLOWED OUTSIDE THE PREMISE, INCLUDING ON THE PORCH.**

4. Security Deposit: Chuck's and Lessee agree that a security deposit of \$400.00 is required and will be held by Chuck's and may be applied to property damage to the premises, if any, resulting during the term of this lease or otherwise caused by the Lessee, his agents, employees or guests. Nothing in this section shall foreclose Chuck's from, in addition to withholding the security deposit, seeking further action to recover damages or deficiencies from Lessee, his agents, employees or guests for damages to the leased premises. The security deposit shall be applied to an approved credit card (fill in information below) or paid by check or cash. Security deposit, upon satisfaction of premise condition as determined by Chuck's after the event, will be refunded and/or applied towards any balances due at the completion of the event. **Security deposit will be refunded, less a \$100.00 cancellation penalty, upon written notice of intent to cancel at least 60 days prior to rental term. Cancellation less than 60 days prior to rental term will forfeit entire security deposit.**

_____ Sec. Code _____ Exp. Date _____
Card Holder Name: _____
Address: _____
Signature: _____

5. Use: It is understood and agreed that Lessee's use of the premises shall be for the purpose of _____. Lessee shall not use nor shall allow the use of the premises, or any part thereof, in any manner which is unlawful, immoral, disreputable, including, but not limited to, the following: gambling, contributing to the delinquency of minors, nude dancing and or the use of fire works. It is agreed that Lessee will vacate premises with any and all personal possessions of Lessee and or any decorations or items brought into premise by Lessee no later than one hour after the completion of event or by other time as agreed to by Chuck's and Lessee.

6. Indemnity: Lessee shall indemnify Chuck's and hold it harmless for all expenses, liability and claims of every kind, including but not limited to reasonable attorney's fees, by or on behalf of any person or entity or arising out of (1) failure of Lessee to perform any term or condition of this lease; (2) any injury

or damage happening on or about the premises; (3) a failure of Lessee to comply with any law of any governmental authority; (4) any third party agreements or contracts to provide goods or services for the direct or indirect benefit of the Lessee; (5) any failure to perform, dissatisfaction, or illness resulting from or by any catering service; or (6) any other circumstance or condition not resulting as a result of the negligence or intentional act of Chuck's , its agents and employees.

7. Stolen or Lost Property: Notwithstanding the provisions of Section 6 herein, Lessee agrees to hold Chuck's harmless for any loss, theft or damage of or to personal property. Lessee has the responsibility of inspecting the premises prior to the close of the lease term for personal property which was lost, misplaced or left behind.

8. Surrender of Possession: Lessee shall, upon the close of the lease term, or earlier, peaceably and quietly surrender and deliver the premises free of all liens and encumbrances.

9. Assignment: It is understood and agreed that Lessee shall not assign, sub-lease or in any way encumber the premises without prior written consent of Chuck's.

10. Access to the Premises: Lessee shall allow Chuck's to at any and all times have its agent(s) and/or employees present and in a reasonable manner so as not to disrupt Lessee's use of the premises.

11. Policy: Lessee hereby acknowledges receipt of the policies governing the rental of the dining room and agrees to abide by and follow each and all of said policies regarding the use of the premises. Lessee further agrees that he or she shall be liable for any and all damages incurred as a result of violation of these policies. Failure to abide by the subject policies will be considered a breach of this lease.

12. Remedies: In the event of breach of any of the terms and conditions of this lease by Lessee, Chuck's, at its option, may treat this lease as null and void, accept the security deposit as liquidated damages, accept the security deposit as partial payment of damages and sue for any deficiency or invoke any remedy available to it under law or equity.

13. Other Services: Lessee agrees to have Chuck's provide the following services at the indicated charge: _____
_____.

Signature of Lessee

Date

Signature for Chuck's Lakeshore Inn, Inc.

Date

Please note:

Exact times and final attendance count may, within reason, be changed up to 10 days before event.

Mail to: Julie K. Ieronimo, Chuck's Lakeshore Inn, P.O. Box 170, Fontana, WI 53125

Fax to: 262-275-3513