

Addendum to Vacation Rental Agreement: Wedding/Special Events Rentals

This Addendum to Vacation Rental Agreement made on [DATE], by and between [TENANT], Tenant for #[HOUSE #] [HOUSE NAME] arriving [ARRIVAL DATE], and Carolina Designs Realty, Inc., Agent.

In order for Tenant to use the Premises for a wedding/special event during Tenant's occupancy of the Premises, Tenant further agrees to the following terms and conditions:

- 1) No more than [EVENT OCCUPANCY] people shall be permitted on the Premises at any given time for the duration of the wedding/special event and/or rental.
- 2) Tenant shall pay to Agent an additional event fee of \$[EVENT FEE AMOUNT], payable sixty (60) days prior to your arrival date.
- 3) An additional wedding/special event security deposit of \$[SECURITY DEPOSIT AMOUNT] shall be paid to Agent by Tenant within sixty (60) days of arrival and will be returned to Tenant within thirty (30) days after departure if no damages are incurred during the rental.
- 4) Decorations or props cannot be affixed in any way that permanently changes or damages property.
- 5) There is limited parking available at the home. You may want to consider arranging alternative parking arrangements prior to the wedding/special event as on-street parking at the Premises is prohibited.
Parking is prohibited on the grass as it damages the septic system.
- 6) Event homes are located in residential areas and it is critical that special events do not disrupt the quality of life in these areas.
- 7) Tenant agrees to have all rental and catering equipment removed from the Premises prior to the check-out time.
- 8) Tenant agrees to dispose of all trash in the appropriate receptacles.
- 9) Tenant agrees all furniture will be in pre-event position prior to check-out time.
- 10) Tenant agrees to notify Carolina Designs Realty of any damages.

- 11) It is the Tenant's responsibility to contact the respective town or municipality for ordinances, fees and regulations concerning special events. The Tenant is responsible to use the Premises in a manner consistent with all applicable rules and ordinances, including but not limited to fire and building codes, parking regulations, subdivision covenants, noise regulations, and any other applicable requirements.

Listed below are contact numbers for each municipality:

Corolla (Currituck County): 252-232-2075

Town of Duck: 252-255-1234

Town of Kill Devil Hills: 252-449-5300

Town of Kitty Hawk: 252-261-3552

Town of Nags Head: 252-441-5508

Town of Southern Shores: 252-261-2394

12) INDEMNIFICATION

Tenant agrees to establish, adhere to and strictly follow all necessary, and appropriate preventative measures, and to abide by all local, state and federal regulations in effect at the time, and for the duration, of the wedding/special event and/or rental, in order to reduce the spread of the Coronavirus/COVID-19. Tenant further agrees to indemnify and save and hold harmless the Agent and the Owner from and against any liability or loss for personal injury or other damage of any manner whatsoever, sustained by any person (including Tenant's guests) as a result of any such cause.

13) DISCLAIMER

Property Manager is not responsible for any aspect of arranging the event, dealing with sub-contractors, coordination of event related services, post-event cleaning or any other aspect of the event except the availability of the premises in the condition represented by the Vacation Rental Agreement and descriptive materials. The Tenant has entered into the agreement for use of the premises without representation concerning the suitability of the premises for the event. Provisions in this agreement for deposits or charges do not constitute consent or permission for misuse of the property. Without limiting the foregoing, the following items are specifically disclaimed: 1) use of or access to public lands and facilities such as beach, shore, public parks, parking lot or spaces; 2) impact of weather on the event.

Except as otherwise provided herein, the parties agree that the original vacation rental agreement remains in full force and effect.

Tenant

Date

Carolina Designs Realty, Inc., Agent

Date