

**ALLIANT ENERGY CENTER OF DANE COUNTY  
RENTAL AGREEMENT**

**TODAY'S DATE:**

**LESSOR:** County of Dane (Alliant Energy Center of Dane County)  
1919 Alliant Energy Center Way, Madison WI 53713  
Karen Akrabawi (608) 267-4141

**LESSEE:**

**LESSEE'S AUTHORIZED REPRESENTATIVE:**  
\_\_\_\_\_

**DATE(S) OF EVENT:**  
\_\_\_\_\_

**TIMES OF INGRESS AND EGRESS:**  
\_\_\_\_\_

**ALLIANT ENERGY CENTER OF DANE COUNTY BUILDINGS USED:**  
\_\_\_\_\_

**TYPE OF EVENT:**  
\_\_\_\_\_

**RENTAL AMOUNT:** \_\_\_\_\_

**INCLUDED IN RENTAL:**

**DATE & AMOUNT DEPOSIT DUE:**  
\_\_\_\_\_

**DATE & AMOUNT BALANCE DUE:**  
\_\_\_\_\_

**ANY OTHER DUE WITHIN 10 DAYS OF INVOICE. A 12% INTEREST CHARGE WILL BE ADDED TO ANY BALANCE DUE NOT RECEIVED WITHIN 10 DAYS OF INVOICE.**

**In the event Lessee requests and Lessor provides equipment, services and personnel not listed on this Agreement, Lessee shall be invoiced additional charges at Lessor's then current rates.**

**PARKING FEES:** \_\_\_\_\_

1 **Name:**

2 **Date of Event:**

3  
4 THIS AGREEMENT OF LEASE, made and entered into by and between the County of Dane,  
5 State of Wisconsin (herein referred to as "LESSOR") and the above-named LESSEE (herein  
6 referred to as "LESSEE")

7 WITNESSETH:

8 LESSOR is the owner of the property known as the Alliant Energy Center of Dane  
9 County located in the Town of Madison, County of Dane, State of Wisconsin, and LESSEE  
10 wishes to have the use of one or more of the buildings located on the Center grounds, to be used  
11 solely for the purposes of conducting the event(s) described above.

12  
13 In consideration of the above premises and the mutual covenants of the parties  
14 hereinafter set forth, the receipt and sufficiency of which is acknowledged by each party for  
15 itself, LESSOR and LESSEE do agree as follows:

16 1. LESSEE shall have use of the buildings identified above only between the dates and  
17 times of ingress and egress. LESSEE's use of the buildings is restricted to the uses described  
18 above. LESSEE shall make no other use of the buildings or any part of the premises of the  
19 Center without prior written permission of LESSOR's authorized representative.

20 2. LESSEE shall pay LESSOR as rent for the use of the buildings the sum set forth above  
21 next to the heading amount of rents. Any unpaid balance is due by the date set forth above next  
22 to the heading date balance due.

23 3. LESSEE shall quit and surrender up the buildings and all LESSEE's use of the Center  
24 grounds to LESSOR not later than the date and time of egress set forth above, in the same  
25 condition as the date and time of ingress, ordinary use and wear thereof excepted.

26 4. If the premises, any portion of the building or buildings shall be damaged by any act,  
27 omission, default or negligence of LESSEE, or of LESSEE's agents, employees, patrons, guests,  
28 or any person admitted to said premises by LESSEE, LESSEE shall pay to LESSOR upon  
29 demand such sum as shall be necessary to restore said premises to their condition before ingress.

30 5. LESSOR shall not be responsible for any damage or injury that may happen to LESSEE  
31 or to LESSEE's agents, servants, employees, members, or guests or property or to property of  
32 LESSEE's agents, servants, employees, members, or guests from any cause whatsoever prior,  
33 during or subsequent to the lease period; and LESSEE hereby expressly releases LESSOR from  
34 and agrees to defend and indemnify it against any and all claims for such loss, damage, or injury,  
35 except such damages or injuries occasioned by willful or wanton acts of LESSOR.

36 6. LESSOR reserves the right to eject any objectionable person or persons from Center  
37 grounds, and with respect to the exercise of this authority, LESSEE waives any and all claim for  
38 damages.

39 7. LESSOR reserves the right to move from the building or buildings to commercial storage  
40 all effects remaining in building or buildings after date and time of egress, and the same shall be  
41 at the sole expense of LESSEE.

42 8. In the event LESSEE, without the consent of LESSOR, shall fail to occupy the premises  
43 on the dates specified above, the full amount of rental shall be forfeited to LESSOR as liquidated  
44 damages.

45 9. LESSEE shall not in any way obstruct or interfere with the occupancy of other tenants on  
46 the premises nor in any way injure or annoy them.

47 10. **LESSEE shall not allow beverages, food, beer, wine or liquors of any kind to be**  
48 **sold, given away, or used upon said premises without the prior express written consent of**  
49 **LESSOR.**

50 11. LESSEE shall not injure, mar, or In any manner deface the premises or cause or permit  
51 the same to be done; and shall not drive or permit to be driven nails, hooks, tacks or screws into  
52 any part of the building or structure on the Center grounds and shall not make nor allow to be  
53 made any alterations of any kind to any such building or structure.

54 12. LESSOR reserves the exclusive right to be supplier of all rental equipment, furnishings,  
55 and support personnel, the latter to the extent LESSOR EMPLOYS PERSONS IN TRADES OR

56 OCCUPATIONS WHICH ARE THE SAME AS OR SIMILAR TO THOSE needed BY  
57 LESSEE.

58 13. LESSOR shall have and retain exclusive control of all of its sound equipment.

59 14. LESSOR reserves the exclusive right to regulate and control parking, whether or not the  
60 price of parking is included in the rental amount.

61 15. LESSEE shall not assign its interest in this Agreement without the prior written consent  
62 of LESSOR.

63 16. In no event shall the acceptance of any rents required by this Agreement constitute or be  
64 construed as a waiver by LESSOR of any breach of the covenants of this Agreement or a waiver  
65 of any default of LESSEE and the acceptance of any such rents by LESSOR while any such  
66 default or breach shall exist shall in no way impair or prejudice the right of LESSOR with  
67 respect to recovery of damages or other remedy as a result of such breach or default.

68 17. It is expressly understood and agreed to by the parties hereto that in the event of any  
69 disagreement or controversy between the parties, Wisconsin law shall be controlling.

70 18. The entire agreement of the parties is contained herein and this Agreement supersedes  
71 any and all oral agreements and negotiations between the parties relating to the subject matter  
72 hereof. The parties expressly agree that this Agreement shall not be amended in any fashion  
73 except in writing, executed by both parties.

74 19. Our agreement specifies the name of the building that is being rented; please indicate on  
75 all your event communications to your attendees, the public, the media, or exhibitors that your  
76 event will be held in Exhibition Hall at the Alliant Energy Center.

77 20. FOOD RESTRICTIONS: LESSEE will not be permitted to bring outside food or  
78 beverages of any kind onto the premises. LESSEE shall arrange for any desired food and  
79 beverage service with LESSOR's Concessionaire. LESSEE shall not sell, give, (with or without  
80 charge) any food, beverage, or food or beverage sample without PRIOR WRITTEN  
81 PERMISSION of LESSOR and LESSOR's Concessionaire. LESSEE shall arrange for alcoholic  
82 beverage service, if desired, with LESSOR's Concessionaire. LESSOR's current concessionaire  
83 is CENTERPLATE.

84  
85 IN WITNESS WHEREOF, LESSOR and LESSEE, individually or by an authorized agent, have  
86 caused this Agreement and its Schedules to be executed, effective as of the date by which all  
87 parties hereto have affixed their respective signatures, as indicated below.

88  
89 LESSEE: \_\_\_\_\_

90  
91 Date Signed: \_\_\_\_\_

92  
93 \* \* \* \*

94 LESSOR: \_\_\_\_\_

95  
96  
97 Date Signed: \_\_\_\_\_

98  
99

100  
101 \* [print name and title, below signature  
102 line of any person signing this document]

**RENTAL RATES**  
**EXHIBITION HALL – ALLIANT ENERGY CENTER**  
**Effective January 1, 2009**

**Meeting Rooms**

Mendota 1	\$375.00 (2,040 Sq. Ft.)	Mendota 5	\$280.00 (1,496 Sq. Ft)
Mendota 2	\$375.00 (1,800 Sq. Ft.)	Mendota 6	\$280.00 (1,320 Sq. Ft)
Mendota 3	\$375.00 (1,800 Sq. Ft.)	Mendota 7	\$280.00 (1,320 Sq. Ft)
Mendota 4	<u>\$700.00 (3,000 Sq. Ft.)</u>	Mendota 8	<u>\$525.00 (2,200 Sq. Ft)</u>
Total	\$1,825.00	Total	\$1,365.00
Monona Room	\$235.00 (1,088 Sq Ft)		
Wingra Room	\$210.00 (960 Sq. Ft)		
Waubesa Room	\$210.00 (960 Sq. Ft)		
Kegonsa Room	<u>\$210.00 (896 Sq. Ft)</u>	Madison Room	\$210.00 (480 Sq. Ft)
Total	\$865.00		

(rates8.doc)