

VRTX Patio Events Agreement

(Starseed Hostel – Outdoor Patio Use)

1. Overview

This Patio Events Agreement (“Agreement”) governs the use of the outdoor patio space located at:

1710 Burnett St, Houston, TX 77026
(the “Patio”)

The Patio is operated by **Starseed Hostel** and is **not owned, leased, or controlled by VRTX**. This Agreement is intended to clarify the roles, responsibilities, and limitations associated with coordinating events in the Patio space.

2. Nature of Space

The Patio is a **community-oriented, shared-use outdoor space** intended for a variety of activities, including but not limited to:

- Live music performances
- Artist showcases
- Social gatherings
- Private celebrations

Use of the Patio is **not exclusive by default** and may be shared with others unless otherwise approved by Starseed Hostel.

3. Approval Requirement (Starseed Authority)

All Patio use requires **prior approval from Starseed Hostel management** (e.g., Nate or designated representative).

- Standard hours: **7:00 PM – 11:00 PM**
- Extended hours: **Subject to Starseed approval**

- Event type, duration, and use are determined solely by Starseed

VRTX may assist with coordination but **does not grant approval or guarantee access.**

4. No Rental Fee / Non-Exclusive Use

The Patio is generally available **at no cost** and is **not rented through VRTX.**

Renter acknowledges:

- No rental fee is charged by VRTX for Patio use
 - Use is subject to availability and approval
 - Exclusivity is **not guaranteed**
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5. Scheduling Coordination (VRTX Role)

VRTX may assist in coordinating Patio usage to:

- Prevent scheduling conflicts
- Align Patio use with Studio F bookings (if applicable)

However, VRTX:

- Does **not control the space**
 - Does **not enforce Patio usage rules**
 - Is **not responsible for third-party use of the space**
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6. Renter Responsibilities

Renter assumes full responsibility for all Patio-related activities, including:

- Guest behavior and conduct
- Noise levels and community respect
- Alcohol service (if not provided by VRTX)
- ID verification and age compliance
- Security and crowd management
- Cleanup and restoration of the space
- Compliance with all local, state, and federal laws

VRTX does not supervise Patio events unless separately contracted.

7. Security, Bar, and Production (Optional Services)

VRTX may, at its sole discretion, provide:

- Security personnel
- Bar services (including ID verification)
- Audio / visual production support

Important:

- These services are **not included or guaranteed**
 - Availability depends on event type and staffing
 - Services may be offered under a **separate agreement**
 - Provision of services does **not imply control of the Patio**
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8. Alcohol & Compliance

If alcohol is present at a Patio event:

- Renter is solely responsible for compliance with all applicable laws
- VRTX is not responsible for alcohol service unless explicitly providing bar services
- Any unauthorized or unlawful alcohol distribution is the responsibility of the Renter

VRTX reserves the right to **deny involvement** in events involving alcohol at its discretion.

9. Liability & Assumption of Risk

Renter acknowledges that the Patio is an outdoor environment and may involve risks including, but not limited to:

- Uneven surfaces
- Weather conditions
- Limited lighting
- Third-party presence

By using the Patio, Renter:

- Assumes all risks associated with use of the space
 - Accepts full liability for any incidents, damages, or injuries
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10. Indemnification

To the fullest extent permitted by law, Renter agrees to **indemnify, defend, and hold harmless:**

- VRTX
- Starseed Hostel
- Their owners, staff, volunteers, and affiliates

from any and all claims, damages, liabilities, or expenses arising from:

- Use of the Patio
 - Renter's event
 - Actions of guests or third parties
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11. Insurance Requirement (Conditional)

VRTX and/or Starseed Hostel may require Renter to obtain **event liability insurance**.

If required, Renter must:

- Provide proof of insurance prior to the event
- Name VRTX and Starseed Hostel as additional insured

Failure to comply may result in denial of Patio use.

12. No Guarantee of Availability

Renter understands:

- Patio access is subject to change at any time
- Approval may be revoked by Starseed Hostel
- Weather, safety concerns, or operational needs may impact availability

VRTX is not responsible for cancellations or disruptions related to Patio use.

13. Acknowledgment & Acceptance of Terms

By requesting, booking, or using the Patio space, the Renter acknowledges and agrees that:

- They have **read, understood, and accepted** the terms outlined in this Agreement
- Patio use is **subject to approval by Starseed Hostel** and is not guaranteed
- The Patio is **not owned or controlled by VRTX**
- VRTX's role is limited to **coordination and optional services only**
- The Renter assumes **full responsibility and liability** for all Patio-related activities

No physical or digital signature is required.

Booking or use of the Patio constitutes full acceptance of this Agreement.