

General Terms and Conditions of Renaissance Schloss Rosenberg for the Rental of Event Venues

1. The **Organizer** shall mean the person (natural or legal) who rents premises at Renaissance Schloss Rosenberg for the purpose of holding any type of event (hereinafter referred to as the "Organizer").

By renting a venue, the Organizer enters into a rental agreement with **DI Markus Hoyos / Schloss Rosenberg** (hereinafter referred to as "SRBG") for the temporary use of premises, infrastructure, furnishings and/or equipment, and/or for the provision of services.

By confirming acceptance of the written rental offer, the Organizer simultaneously accepts these **General Terms and Conditions of Renaissance Schloss Rosenberg for the Rental of Event Venues** in their entirety. Any amendments or deviations must be made in writing and require written confirmation by SRBG.

A further basis of the rental agreement is the event schedule, which summarizes in detail the agreed provision of premises, infrastructure, furnishings and/or equipment as well as the services to be provided by SRBG. The event schedule must be signed by the Organizer as an order confirmation and shall simultaneously constitute acceptance of the offer.

2. Events must not adversely affect the reputation or safety of the premises. SRBG shall be entitled to order appropriate measures to remedy any deficiencies. If such measures are not complied with or prove insufficient to achieve the intended purpose, SRBG shall be entitled to terminate the event with immediate effect. In such case, the Organizer shall not be entitled to any reduction of fees, damages, or any other claims.
3. The Organizer shall be obliged to obtain adequate liability insurance covering the duration of the event.
4. The event premises may only be used during the agreed rental period and exclusively for the agreed purpose. Any use beyond this scope, including the use of other rooms, corridors or other areas of the castle, shall be prohibited.
5. The premises, including all furnishings and equipment provided, shall be treated with due care and returned in the same condition in which they were handed over. The premises are rented in a clean condition and must likewise be returned clean. Failing this, a cleaning fee of **EUR 500.00** per room plus the applicable statutory VAT shall be charged.
6. Unless damage to the premises or inventory is reported to SRBG in writing prior to the event and confirmed by SRBG, the premises, infrastructure, furnishings and equipment shall be deemed to have been handed over in proper and faultless condition.

7. The Organizer shall, at its own expense, obtain all permits, licenses and official approvals required for the event and shall comply with all applicable legal and regulatory requirements insofar as they are necessary for the planned event.
As a general rule:
Public events must be registered with and approved by the competent authorities; private events do not require such registration.
 8. Structural alterations or any other permanent modifications to the premises may only be carried out with the prior written consent of SRBG.
 9. The Organizer waives any claims against SRBG for compensation for property damage incurred in connection with the event where such damage has been caused by slight negligence. Where the Organizer acts as an entrepreneur rather than as a consumer, this limitation of liability shall also apply to property damage caused by gross negligence.
 10. SRBG shall not assume any liability for items brought onto the premises by the Organizer or event participants (e.g. coats, personal belongings, valuables, etc.).
 11. The rights of third parties must not be infringed.
 12. Parking or leaving motor vehicles within the castle grounds is prohibited. Access by vehicle shall only be permitted with prior authorization and only during designated time periods.
 13. Smoking is strictly prohibited in all indoor areas. The Organizer shall ensure that all guests and, where applicable, its employees are informed accordingly. Smoking is also prohibited throughout the entire castle grounds. The Organizer shall assume full responsibility for any fire damage or cigarette-related damage.
 14. While persons are present within the castle, all exits and emergency exits must remain unobstructed at all times, be capable of being opened from the inside across their full width without the use of tools, and must not be blocked or restricted in any way.
 15. Temporary stages must maintain a minimum clearance of **0.5 metres** from all walls and permanently installed fixtures.
 16. All stage structures, stands and ladders must be fitted with protective boards or felt pads to prevent damage to the flooring. Floors must be protected by suitable mats against water, spillages or contamination of any kind. Adhesive tape must not be applied directly to the floors.
-

17. Heat-resistant protective mats must be placed beneath spotlights, electrical equipment and live electrical connections. Power cables and all other cables must be covered or secured in such a way as to eliminate tripping hazards.
18. All decorations, furnishings and stage constructions must be made of flame-retardant materials complying with fire protection classifications **B1, Q1**.
19. Unauthorized persons are prohibited from interfering with or making alterations to any electrical installations.
20. Shut-off valves, meters and similar installations must remain freely accessible at all times.
21. Due to high demand, reservations cannot be held without confirmation. Upon request, an offer will be issued. To secure a booking, the offer must be signed and returned. Thereafter, an invoice for **50% of the venue rental fee** will be issued. The venue shall only be considered firmly booked once this payment has been received in SRBG's bank account. Until such payment has been received, SRBG reserves the right to rent the venue to another party.

22. Payment Terms

Unless otherwise agreed in writing by SRBG, the following payment terms shall apply to events:

- **50% of the agreed venue rental fee** shall be payable as a deposit upon reservation.
The booking shall only become binding once the payment has been received in SRBG's bank account.
- The remaining **50% of the venue rental fee**, together with charges for equipment, services and any additional items, shall be invoiced **one month prior to the event** and must be paid in full before the commencement of the event.

If the outstanding balance is not received by the due date, the booking shall be deemed cancelled and the cancellation charges set out in Clause 23 shall become payable.

23. Cancellation Policy

Unless otherwise agreed in writing by SRBG, the following cancellation charges shall apply:

- Cancellation up to **4 months before the event: 50% of the total amount***
 - Cancellation **less than 4 months before the event: 100% of the total amount***
- The "total amount" shall mean the total invoice amount stated in the offer and booking confirmation.*

The deposit paid shall be applied towards the applicable cancellation charges. Any outstanding balance shall be invoiced, or any excess amount shall be refunded, as applicable

24. Jurisdiction

The parties agree that the competent court in **Horn, Austria**, shall have exclusive jurisdiction.

25. Set-off

The Organizer shall not be entitled to set off any claims it may have against claims of SRBG.