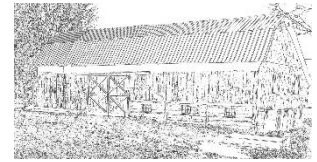




THE BARN AT IRON FISH DISTILLERY



Thank you for considering hosting your event at The Barn at Iron Fish Distillery. Located in Thompsonville, Michigan, our beautifully restored barn is nestled on a 119 acre working farm where we grow the grain to create our premium artisan spirits. The barn sits adjacent to our state of the art distillery and tasting room. With a backdrop of a gorgeous 45 acre maple forest ...all of these amenities come together to create a breathtaking rural environment, a one of a kind place to celebrate life's most important moments.

The Venue

The Betsie River scenic watershed provides a sense of place for our farm settled by George Chamberlain in 1887. George developed the property into a diversified farm and passed it on to his son Victor who ran it until his death in the late 1990's. The farm, barn and fields remained abandoned until 2013.

The Barn is the original structure used by George and Victor, and has been fully refurbished to accommodate events, parties and weddings. It features ground level access to the primary events space for dinner with space enough for dancing, musicians and displays.

An outdoor ceremony space has been carved out of a mature stand of maple trees and includes seating for up to 100 people.

The farm and distillery are located in Thompsonville, about one mile from Crystal Mountain Resort. Iron Fish is Michigan's first dedicated field-to-glass farm distillery and produces a full line of premium quality spirits. We distill small batch spirits from grains farmed on our fields and sourced from partner farms. Wherever possible, every step of production from growing and harvesting, to milling, mashing, fermenting, and distilling are done by hand at our distillery.

The Barn Rental includes:

- Our 38' X 80' beautifully renovated, ADA compliant barn with all new electrical system.
- Seating for up to 180 guests.
- Tables and Chairs to seat 180 guests – (linens need to be provided by caterer)
- Mobile bar
- Maple tree canopied ceremony site with seating for 300 guests
- Parking for guests
- Use of property for portraits
- An events coordinator to work with your designated wedding planner and caterer.

Information and Pricing

Congratulations! Having a special celebration at our historic barn venue will create an unforgettable memory for you and your guests. We would love to help build those memories!

There are a few things to think about and some contacts for you or your wedding planner to make. Some important ones come to mind...

Caterer

You will need to hire a caterer to prepare food for your guests. Many also will provide trained bartenders to keep your celebration safe. We have a list of preferred caterers we are pleased to share with you.

Bathrooms

The next call will be for portable toilet facilities as barns do not have bathrooms. There are modern toilet facilities that are as nice as those in a fine restaurant. These can have flushing china toilets, marble countertops, hot and cold running water, air conditioning and heating. There are more basic facilities that have running water and nice lighting. Handicap access facilities are available at all levels. We will work with our vendor to provide the facilities that best meet your needs.

Tent

If your celebration planning includes a tent we have plenty of space. We will work with our exclusive tent provider to coordinate the size/configuration of tent that will work for your event.

Insurance

An insurance rider is required that is explained in our contract.

After these phone calls you will be well on your way to an unforgettable celebration!

Farmhouse Rental

Located on the same farm property as our barn is the original farmhouse that has been beautifully renovated. This 3 bedroom, 2 bath home sleeps 6 very comfortably, and offers great indoor and outdoor spaces for relaxing, with a living room on both the first and second floors, a fully equipped kitchen and great dining space as well as a back patio and classic front porch. If you are interested in seeing whether this could accommodate you or your guests during the time you will be holding your event at the Barn at Iron Fish Distillery, details can be found at <https://www.vrbo.com/1017523>

Rental Rates – 50% down – non-refundable

June 15th to September 30th

Saturday Rentals - \$4,800
Friday Rentals - \$4,300 (5 hours on Friday if combined with a Saturday Rental - \$1,200)
Sunday Rentals - \$4,000 (unless part of a holiday weekend - \$4,800)

May 1st to June 14th and October 1st to October 31st

Saturday Rentals - \$3,900
Friday Rentals - \$3,500 (5 hours on Friday if combined with a Saturday Rental - \$1,200)
Sunday Rentals - \$3,200 (unless part of a holiday weekend - \$3,900)

Weekday Rentals

Up to 6 Hours – \$1,400

Note: 2017 Special Weekday Rental Rate for Benzie or Manistee Chamber members is \$850

Credit cards gladly accepted with additional 2.5% transaction fee charged

Questions:

What about heat if it's cold outside? If you are concerned about the weather and wish to have heaters, we have heaters for rent.

Is there an extra fee for using the ceremony site? No, this is included in the barn venue rental.

What are your responsibilities at your event?

- Secure a caterer
- Flowers and other decorations
- Music – DJ or band including sound equipment
- Choose a bathroom option
- Transportation service – we encourage a shuttle for guests
- Insurance rider

What are the caterer's responsibilities?

- Serving, dishware, silverware, and set-up for all food and equipment.
- Removing and cleaning of their dishware and equipment
- Removing left over food the night of reception
- Table linens and coffee/tea service including equipment
- Ice for drinks
- Water for drinking

Can we “Potluck” the reception? Of course! You would just need to coordinate all the aspects of food and beverage service that a caterer would provide including responsibility for food safety. In addition, you would need to provide a TIPS certified bartender and insurance. This also would include complete clean up the night of the reception.

Are there any restrictions on use?

- There can be no use of candles, fireworks, open flames, or smoking in and around the barn for the safety of everyone.
- No pets are allowed and no camping is available on site.
- No nails, tacks, or other sharp objects can be used in decorating the barn.
- The only adhesive material allowed on the walls/pillars is drafting/painting/masking tape which will not damage surfaces. No duct tape, electrical tape, transparent tape or double stick tape are permitted.
- No glitter, confetti or rice may be used on the property. Birdseed and flower petals are permitted in outside areas.

What is the alcohol policy? You are welcome to have alcohol at your celebration with a couple of requirements.

- Any spirits (vodka, gin, rum, whisky) that you wish to serve must be from **Iron Fish Distillery**. Beer and wine can be brought in and purchased through whatever means you choose.
- A TIPS trained bartender must be used to serve all alcohol.
- Last call should occur no later than 10:30pm

What access to the barn do we have for setting up? Set up starts at 10:00am the morning of the rental.

When do we have to be out of the barn? Music should stop by 10:30pm and guests must leave by 11:00pm. All clean up and removal of personal items must be completed by 9:00am the morning after the celebration.

Is anyone from The Barn at Iron Fish Distillery staffing the event? Yes, there will be a staff member on site to help with parking and to answer any questions or troubleshoot anything that might come up.

Our goal is to provide you with a wonderfully-coordinated event at a beautiful barn venue on a working farm, and to make your celebration a day to truly remember!

Thank you for giving us the opportunity to make this day special!

The Barn at Iron Fish Distillery
Attached is our Barn Rental Agreement

Barn Rental Agreement

Name of Responsible Party: _____ (“Lessee”)

Address: _____

Phone: _____ Alternate Phone: _____

Email: _____

Point of Contact Name (if different from above): _____

Phone: _____ Alternate Phone: _____

Email: _____

Description of Event: _____

(Hereafter referred to as “Event”)

Date of Event: _____ Time of Event: _____

Barn Rental Amount: \$ _____

Heating Fee: \$ _____

Other: _____ \$ _____

Other: _____ \$ _____

Total Cost of Event: \$ _____

50% Deposit \$: _____ Balance Due 10 days prior to event: \$ _____

Damage Deposit: \$400.00

Iron Fish Distillery Spirits Purchase: _____

Please make checks payable to: Iron Fish Distillery, 14234 Dzuibanek Rd., Thompsonville, Michigan 49683

One Point of Contact

Because we want the planning and execution of your important event to go flawlessly, we require all communications with our Events coordinator come from one person that you designate as your “in charge” person. This person can be one person throughout the planning process, and become a different designated person on the day of the event.

General Policies

- ✓ During the rental of the property we can't allow camping, dogs, fireworks, candles, open flames or smoking. _____
- ✓ Music must end by 10:30 PM. _____
- ✓ Clean up must be complete by 9:00 AM the following morning. _____
- ✓ Alcohol Policies

Other than beer and wine, which can be purchased through whatever means you choose, only **Iron Fish Distillery** spirits may be served. _____

Serving Alcohol: Alcohol can only be opened and served by TIPS trained bartenders (national certification training people to responsibly serve, sell and consume alcohol). If the caterer is unable to or does not provide a bartender, you must make arrangements to hire a TIPS certified bartender (qualifications must be submitted to us in advance for Iron Fish pre- approval). All bartenders will abide by State Laws including; all alcohol must be served by the bartender, no open bottles or containers will be given to guests for their consumption, no guests will serve themselves, no outside alcohol will be consumed on property by guests, and all alcohol will only be served to adults 21 and over who present a valid ID, no exceptions. _____

Warning: We will notify the designated party if we observe the following problems: any guest drinking outside alcohol, any underage guest consuming alcohol, any guest who has become unruly or too intoxicated, or any guest not following set rules and laws. If problem is not corrected that guest may be asked to leave the property. _____

Caterers

Your caterer must sign our catering agreement, which details the rules governing the site (listed below). _____

Caterers must have a valid Michigan catering license and carry liability insurance. Caterer is responsible for all aspects of food service; they will need to be completely mobile. Caterers are responsible for providing TIPS certified bartenders for the pouring of alcohol and wait staff for serving food & clean up. Caterers must provide linens, place settings, water glasses, wineglasses, water pitchers, etc.

Once you have selected a caterer, we must have your caterer sign our catering agreement.

Liability

Any and all damages (Glass breakage, damage to fields or gardens, building and other property damage, etc.) caused by you, parties acting on your behalf and/or guests of your event, is your responsibility. Iron Fish Distillery requires that a one-day liability rider naming Iron Fish Distillery LLC and Shad Enterprises LLC as additional insured be secured and provided to Iron Fish Distillery. Most homeowner's policies can provide this rider for little to no cost. You must provide a copy of this rider prior to your event. Iron Fish Distillery is not responsible for cars, stereo equipment, or any personal belongings such as purses, clothes electronic devices etc., that is left behind on the property. _____

Setup/Decorations

All items brought in are your responsibility and must be removed at the end of the event. Candles are not allowed to avoid the possibility of any fire. Battery operated votives are fine. _____

Vendors

It is recommended that any vendor such as caterers, florists, photographers, DJ's, and/or band/musicians to be hired for your event visit the property prior to the date of your event. This allows vendors not familiar with Iron Fish the opportunity to inspect our facility to eliminate any potential problems ahead of time. _____

Time of Event

You are welcome to begin set up at 10:30 AM on the day of your event rental. A last call will be given at 10:30 PM. At 10:30 PM the music must stop, no more alcohol can be served and your guests must depart. Everyone must be off the property by 11:00 PM.

Remaining clean up, and pick up of items must be arranged for and completed prior to 9:00 AM the next morning. _____

Children

Children and minors are always welcome at Iron Fish Distillery and Barn, but must be under adult supervision at all times. _____

Deposit

We require a deposit of 50% of your rental fee to reserve the date of your event. The deposit is non-refundable. _____

Final Payment

Final payment is due 10 days prior to the date of your event. We accept check or credit card payments. Credit card payments will have a 2.5% fee added to cover transaction costs. _____

A separate damage deposit check for \$400.00 must accompany the final balance check. If no damage expenses are incurred by "The Barn" as a result of the event, the damage deposit check will be returned to Lessee within fourteen (14) days of the Event. If damage expenses are incurred as a result of the Event as determined by "The Barn", the damage deposit check will not be returned and the entire amount will be forfeited by Lessee. _____

Lessee hereby agrees that an additional fee may be charged to any Lessee whose event or guest(s) violate the Rules as listed in _____ and/or whose Event, guests, activities, decorations, or food service cause excessive damage or clean up. _____

Insurance

Lessee must provide the Venue Manager with a **Certificate of Insurance** to include the following coverages.

- Comprehensive general liability Insurance - \$1,000,000 per occurrence
- The insurance must name **Iron Fish Distillery LLC** and **SHAD Enterprises LLC** on the policy.
- Proof of insurance must be received by the event manager at least 30 days prior to the event.
- The policy must be in effect the entire time of the event.

Cancellations or change in dates

In the event of cancellation, the deposit is non-refundable. In the event you wish to change your date, Iron Fish Distillery will attempt to accommodate your request if the desired date is available. In the event the desired date is available, your deposit is transferable if notice is given 90 days prior to the original rental date. _____

I am committing to hosting our event at Iron Fish Distillery and agree to the policies by signing my name below.

*Bride/Groom/Client's Signature

_____ Date _____

*Bride/Groom/Client's Signature

_____ Date _____

*By signing and initialing above you are stating you have read, understand and agree to all policies of Iron Fish Distillery