

# THE WEDDING BARN & EVENT VENUE @ LIKAZOO

## 2026-2027 CONTRACT & CONDITIONS

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### CONTRACT INFORMATION:

The Owners or their own agent(s) of LIKAZOO and \_\_\_\_\_, hereafter referred to as the Client(s) hereby enter into this agreement that Client shall rent the premises of LIKAZOO for the times and date(s) outlined below for the **wedding or event** of \_\_\_\_\_ and \_\_\_\_\_.

### Date(s) & Times of Reservation:

Events must end and all items out of the white barn by 10:00 pm Sunday-Thursday & 11:00 pm on Friday and Saturday nights. Weekend packages must have all items out of the white barn by 11pm on the wedding night.

Guest max: 168

**PRICE: \$ \_\_\_\_\_ PAYMENT RECEIVED: \$ \_\_\_\_\_ CASH CHECK**

**SECURITY DEPOSIT OF \$500 Y/N (DATE): \_\_\_\_\_ CASH CHECK**

**FINAL PAYMENT: \$ \_\_\_\_\_ DUE BY: \_\_\_\_\_ CASH CHECK**

Event insurance, your timeline and your guest count is due to the venue 30 days before your event.

ABC license and liquor liability insurance must be received from the bartender 90 days before your event.

Client(s) Contact info:

Cell: \_\_\_\_\_

Email: \_\_\_\_\_

Address: \_\_\_\_\_

\*\*If you are renting any items to be delivered, you MUST get it approved with the venue FIRST. All items must be picked up at the end of the scheduled event. \$500 charge per day for each day after. Balloon arches cannot have *helium* balloons. \*They float to the 30-foot ceilings to only come down well after your event. © Absolutely no tables, chairs or dance floors allowed from outside rental companies. \*They damage our floors and rental companies do not take any responsibility. We would rather not have any hurt feelings over a rental company.

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Initials: \_\_\_\_\_

## PACKAGE OPTIONS

\*\*\*PROMOTION\*\*\*

**Time is Everything**

**Package: \$7,777!**

\*\*\*Our most popular package is our **Time is Everything Package!** This allows venue access from Friday at 9am - Sunday at 9am for \$9,000. Guests have their items out of the white barn by Saturday night at 11pm and can stay until Sunday at 9am at the red barn. Three days and two nights access to the grounds, use of tables and chairs on-site, indoor and outdoor wedding ceremony options, access to the décor in the LaFevers' General Store, and all three levels of the red barn including lodging for up to 12 guests for three days and two nights.

\*If you choose the post-celebration clean-up, you will be thrilled! ☺ That's what our clients tell us!

\*\*\*Sunday or Thursday Wedding! This **Keep Calm and Get Married Package** includes the bunkhouse bridal suite, access to the white wedding barn and outdoor wedding ceremony areas from 10am-10pm, outside arbor choice included, access to any additional décor in the LaFevers' General Store, and an overnight stay in the bunkhouse honeymoon suite! \$5,500

\*If you choose the post-celebration clean-up, you will be thrilled! ☺ That's what our clients tell us!

\*\*\* Monday, Tuesday, or Wednesday Wedding! This **Keep Calm and Get Married Package** includes the bunkhouse bridal suite, access to the white wedding barn and outdoor wedding ceremony areas from 10am-10pm, outside arbor choice included, access to any additional décor in the LaFevers' General Store, and an overnight stay in the bunkhouse honeymoon suite! \$3,500.

\*If you choose the post-celebration clean-up, you will be thrilled! ☺ That's what our clients tell us!

\***Corporate events, baby showers, reunions, and birthday parties:** 6am-6pm Single day access to the white event barn (accommodates up to 168 guests at the round tables), outdoor oasis with 80 benches, large back patio for mingling, cornhole tournaments, dancing, etc., paved parking lot, tables, chairs, six restrooms, interior and exterior balconies for meeting area or break-out sessions, two covered porches, prep kitchen and storage room. This package can only be booked out 60 days in advance. Sunday through Wednesday-based on availability. Must see for your next retreat! \$1,500-\$3,500

\*\*Note: Accidents happen—Items in the LaFevers' General Store are not promised to be an exact inventory. If items break, they are not easily replaced. Please be open to several options in case your favorite sign, vase or mirror is broken, etc.

\*\*A timeline of your event must be given to the venue 30 days before your scheduled event.

Ready for a laid back experience? We have great vendors that will make your BIG DAY incredibly smooth! We are happy to share their contacts with you for you to book through them directly!

- \*Add-on day before access to set up for your one-day event (can only be confirmed 30 days out)-\$500
- \*Day-of Coordinator
- \*Bartender service
- \*DJ, Photography, Hair, Make-up & Photobooth
- \*Catering, Cake and Cupcakes
- \*Tablecloths, runners, etc.
- \*Post celebration clean-up of white barn tables, chairs & storage: \$250 \_\_\_\_\_
- ..If you move the big wooden tables, iron tables and chairs, etc., they must be placed back while you have multiple people to help move them.
- \*Post celebration clean-up of red barn tables, chairs & storage: \$100 \_\_\_\_\_
- \*Set up of tables, chairs, coordinating for delivery of tablecloths with Karen and placing 3-piece center arrangements before your arrival \_\_\_ \$350 (Tablecloths paid separately)
- \*Four Cedars Farmhouse @ LIKAZOO- (The Tan House); Sleeps 6.
- \*The FARMHOUSE @ LIKAZOO; (The White House) Sleeps 8.
- \*Honeymoon suite! The Bunkhouse @ LIKAZOO- Sleeps 2.  
\$210 a night includes taxes and cleaning fees; Dates to block: \_\_\_\_\_; \$\_\_\_\_\_ Due by: \_\_\_\_\_
- Staff servers: 2-3 hours \$250 \_\_\_\_\_
- Red barn Bridal suite area 2<sup>nd</sup> & 3<sup>rd</sup> levels: \$1,000 for 12 hours for a single day event \_\_\_\_\_
- Add-on event venue (red barn main level) for a single day event \$1,000 for 12 hours \_\_\_\_\_
- Animals in the display barn and on-site staff to facilitate friends and family walking through the LIKAZOO display barn- \$1,000 \_\_\_\_\_

LIKAZOO is a unique venue we hope will appeal to all ages. Due to many of the structures and live animals, we have policies in order to maintain the safety of everyone and the preservation of the area. You, as a client, will be responsible for abiding by these policies and requirements as well as conveying the same to your guests and other vendors/independent contractors. The white barn is referred to as The Wedding Barn, and the red barn is referred to as the LIKAZOO Event Venue. \*As you are reading over these regulations, we strongly suggest you may want to designate these tasks to specific family and friends to ensure your time here runs as smoothly as possible.

**1.Security deposit & payment schedule:**

**In order to officially reserve said time above as your event time, the client must return signed contract to LIKAZOO with 25% of the package fee and the Five Hundred Dollars (\$500) as a security deposit.** The remainder of the package price shall be paid no later than ninety (90) days prior to the event date. Failure to submit contract AND retainer may result in a waiver of your contract. The **remainder of the contract price** can be broken down into payments and must be **paid in full 90 days before the event.** Payments can be made by cash or check. Payments may be made in person or mailed to Lyndon LaFevers 6455 Old Murfreesboro Road East, Lebanon, TN 37090.

Once the client has signed this contract, the package price may not be reduced to include a lesser amount of time. If a new date is chosen, LIKAZOO reserves the right not to transfer this contract to a new date and time. A change of date may result in a cancelled contract and the client would need to complete a new contract for the new date and time if LIKAZOO has availability. Any add-ons not booked at the time of contract may not be available. Rates will be what is listed on the current contract. For example, if you do not book the add-ons at the time of the contract signing, the most current service fees on the contract will be applied.

## **2.Cancellation:**

All cancellations MUST be made in writing and emailed to [LaFeversTeam@gmail.com](mailto:LaFeversTeam@gmail.com). We will allow cancellations under these guidelines.

~ You may cancel within one day of signing your contract and your entire deposit will be refunded less the \$500 security deposit. If you cancel and decide to come back, the \$500 deposit does not get credited back to the amount you owe. You are starting over with a new contract, deposit, and package.

~ You may cancel more than 10 months before your event, but you will forfeit 50% of the total contract price. If you have not paid at least 50% yet; you are still under contract and obligated to pay the venue 50% of your contract before being released from the contract.

~ You may cancel 10 months or less before your event and forfeit 100% of your contract price.

## **2.Terms and conditions:**

On-hand property inventory includes large trash cans, trash bags (twelve), cleaning supplies, toilet paper, paper towels, hand and dish washing soap. LIKAZOO will maintain a clean space that will be cleaned prior to the event. The client will be responsible for cleaning all areas as well as removal of all food and any debris. Break down and clean up must be completed by the end of the designated reservation time. Any time over the contract agreement may be subject to additional cost. Facilities should be left exactly as they were received; *clean and organized*. There are pictures to assist you. All tables and chairs must be wiped down. All of the LIKAZOO inventory must be used on concrete surfaces only. There should be no tables or chairs in the grass or rocks, etc. You are welcome to rent tables and chairs if you need to use them in areas that are not concrete. Any rental items must be coordinated to be dropped off or picked up within your reservation times. No LIKAZOO items are to be left outside after your event is over. Once the venue is turned over to you, LIKAZOO is not responsible for coming in and cleaning between your time setting up and your event. There are mops,

brooms and vacuums in the cleaning closet if you make a mess while setting up and need them.

All activities are to end at the time specified in the contract or **no later than 10:00 pm Sunday-Thursday and 11:00 pm on Friday and Saturday nights per the Wilson County Zoning Noise Ordinance. Lights should be off, all trash taken to the outside dumpster, all doors locked, and the event facility vacated by the ending time on your contract.** That is 11:00 on Friday and Saturday night, 10:00 Sunday -Thursday nights. Only guests (no more than 12 people) are allowed to stay at the AirBnB after 11:00pm. If you have only booked the venue for one day, all cleaning should be done by 11:00pm in order for the venue to be ready for the event the following day. Live music and/or DJ interaction should be kept at a **reasonable volume. This will be strictly enforced. Please know this is not an issue with the majority of the events.** We recommend using a qualified music professional that knows how to properly operate their equipment and maintain a quality sound. No music should be played later than 10:00 pm Sunday-Thursday and 11:00 pm on Friday and Saturday nights.

Clients with the three-day wedding package will have access to the property golf cart for business use only on their wedding day. Clients will be liable for any injury, property damage or damage incurred through the use of the golf cart. Only clients listed on the contract or a designated person(s) will be permitted to drive. Drivers must be 16 years or older and with an active Driver's license.

All children under the age of 18 must be supervised and accompanied at all times. **LIKAZOO is not responsible for any injuries caused to children or adults.** Event or day-of insurance is required. You are required to call, order, and pay for it directly. You can call Joe "Gravy" Graves at 615-485-9533 or CJ Hutsenpiller 615-773-2886 if you need a contact.

LIKAZOO is a private property as it is our family farm. Clients should not be on the property without a scheduled appointment or outside of the contract event times. The road running beside the general store is a private drive. Clients do not have access to that road.

WI-FI is available at the red LIKAZOO Event Barn and the white Wedding Barn @ LIKAZOO.

LIKAZOO maintains the paved parking area and will assist client with additional parking ideas if needed. Please use these designated parking areas only. LIKAZOO is not liable for any injury, theft, property damage, or loss caused by clients or guests.

For the health and safety of our guests, no pets or animals except service animals will be allowed for your wedding day. Proper documentation must be shown for service animals. If you have a special pet that you would like to be part of your wedding, special permission may be granted and terms agreed upon prior to the event for the wedding ceremony time period only. The Airbnb is not pet friendly. Your security deposit will not be returned if there is a pet inside. Our farm dogs are here to protect our animals, and they do not do well with unfamiliar pets on the property.

No silly string, rice, confetti, or glitter will be allowed. Bird seed will be permitted outdoors in the grass areas only. Fake flowers are allowed for centerpieces and bouquets, but if you use fake rose petals to be tossed or as decorations anywhere, all must be picked up. The post-celebration clean-up add-on does not include picking up these petals inside and out. They must be picked up before you leave.

All flowers must be picked up and disposed of when your event is over.

No tacks, glue, staples, nails, or wall piercing devices are to be used on any interior or exterior walls in the red barn. Tacks or tiny nails only are permitted in the wedding barn if approved prior to your event (no drills and screws). It is recommended to use rope, fishing line, zip ties, or command strips for hanging decorations between posts in the red event barn or scotch tape for your pictures on the hanging windows. All residue must be removed without damage left on any walls. Please ask if you have any questions before hanging something. \*NO duct tape shall be used on the concrete floor or any surfaces. PLEASE make sure your DJ know this part of your contract. If you are using someone off of our preferred vendor list, they are aware of it. The residue does not clean up easily and the security deposit will not be returned if there is evidence of the residue on any surface or floor in the barn.

The use of candles or real fire of any kind including lanterns, fireworks, etc. are strictly prohibited with the exception of lighting of a unity candle. There shall be no candlewax left behind after your event is over. Sparklers must be preapproved before the event, and debris must be cleaned up. Sparklers must be at least ten feet from the outside of the barns. Please use all precautions. Please require your guests to use the cigarette butt containers provided. Smoking or vaping of any kind is not allowed inside or near doorways. Do not remove batteries from our remotes or any part of our property for your needs. Unfortunately, this issue has to be spelled out in this contract now. There are several stores within 10 minutes of the barn that would have any batteries like this you would need.

LIKAZOO representatives reserve the right to be on or around any of the property at any time during your contract reservation. This may be for

purposes of observing and assisting or for social purposes. If you have any questions on how to operate anything or if you need any furnishings or fixtures in and around the buildings moved, it must be done and approved by LIKAZOO. If the client has not rented the living quarters portion of the barn, the client or guests must not enter the back steps and upper balcony of the red barn area for any reason.

\*\*\*\*\*LIKAZOO reserves dates and times for rental of other areas of the property IF you have not contracted for the entire property. Leaving the premises earlier than the contracted end time will not yield any refunded monies.

The security deposit will be refunded within seven (7) business days after your event unless LIKAZOO Event Barn determines that there is damage, theft, additional cleanup needed or additional time. If LIKAZOO determines that clients, guests, vendors, or other independent contractors have breached this contract by failing to meet with any other regulations and requirements outlined herein, additional fees will be charged. **This includes cigarette butts on the premises and broken glass found on the property.** Said fees may be recovered from the security deposit and/or invoiced as an overage. Please notify the owner if damage occurs during the event.

Clients and guests understand that exposure to disease causing organisms, such as COVID-19 or any animal-related illness or injuries, involves a risk that could result in extreme illness, disability or death. LIKAZOO, staff members or volunteers will not be held responsible for any exposure on this property by any clients or guests that choose to enter the grounds. Clients are booking the venue at their own risk. Clients must follow local and state guidelines. The client understands that it is impossible for LIKAZOO to screen and monitor all individuals.

### **3.Rentals:**

LIKAZOO allows deliveries, decorations, and pick up by outside vendors to be made *during the time of your reservation only*, unless there has been a clear prior agreement in writing between client and LIKAZOO that does not interfere with a prior engagement or other events. A designated number of chairs and tables will be included. LIKAZOO tables and chairs are for indoor uses only. LIKAZOO does not allow for any tents to be delivered on-site nor any tables, chairs or dance floors to be used on the concrete inside or outside of the barn.

### **4.CATERING:**

Caterers and their agents are responsible for providing, prepping, plating, and serving all food. It is recommended for caterers to have a valid business license, and for you to have a trial run through of the food before the day of

your event. LIKAZOO is not responsible for any foodborne illnesses. It is the responsibility of the caterers and the clients to make sure that kitchen and the venue are cleaned and returned to the condition they were found. All major kitchen appliances and property of LIKAZOO to be left cleaned and emptied. LIKAZOO will not be responsible for any items left behind. There is a warming oven available for your use in the white wedding barn. If you use the warming oven, the trays must be cleaned and stored back in the tray slots in the oven. Dirty trays are part of your clean-up responsibilities.

**5.Planning, setup, and clean up times:**

We know there is a lot of time and planning that goes into your big day. The period of time that you reserve within your contract is the time that will be allotted to you for the setup of your event, host your event, and cleanup of your event. Should deliveries be made prior to your contract time or pick-ups be done after the end of your contract time, the overage will be charged at the rate of \$500 per day. Said charge may be deducted from the security deposit at the discretion of LIKAZOO. These holdover charges also include guests or other vendors, independent contractors present at the time outside of the start and end time of your contract. In addition, all photography, videography, florist and caterers (all vendors) shall not begin prior to the start time or hold over past the end time. Doing so may result in client being charged an hourly fee of \$225/hour. All facilities used for the event including guestrooms, catering kitchen, bridal suite and groom suite, equipment used, countertops, bathrooms including sinks (nothing dirty left in them), toilets (flushed only), and floors must be swept and mopped(as needed). **All trash must be gathered from both the interior and exterior parts of the facilities, and trash bags should be placed in the dumpster.** At the checkout inspection, if cleaning has not been completed as detailed in this agreement, **the security deposit will not be returned and additional fees may be required if any damages exist.** This will be strictly enforced.

**6.Rain plans:**

Weather is completely unpredictable, LIKAZOO is not responsible for damage caused by inclement weather or any other acts of God. It is recommended that you communicate the plan for inclement weather to LIKAZOO within a reasonable amount of time so that plans may be adjusted. Outdoor weddings are a popular option. Therefore, it is important for you to consider a set up inside as a back-up plan.

**7.Engagement photos/bridal portraits:**

LIKAZOO includes the use of the property for **up to two hours on a day prior to your reserved wedding time specifically for the purpose of engagement photos or bridal portraits,** at no additional cost. The scheduled date and time

must be agreed by LIKAZOO, and the client must communicate any changes as soon as they are known (in writing). Photography may include videography but must be maintained within the two hours allowed. This can be scheduled up to three weeks in advance of your engagement session.

### **8.Alcohol:**

Liquor can be served, but not sold at any event. **Wine, beer and two cocktails may be served.** We do not allow for full bars with a variety of liquors. An ABC licensed bartender is required on site and must be in control of all liquor at the event. The client or the bartender must supply a copy of the bartender's driver's license and ABC license to the owner or LIKAZOO representative ninety (90) days before the event. We must keep a copy of these records in our files. We expect and encourage everyone to drink responsibly. **No glass bottles will be allowed.** Cans will be permitted for beer. **The \$500 security deposit will be retained if any broken glass is left on the premises and/or the bar area and trough are not cleaned up and cleaned out.**

LIKAZOO reserves the right to ask the entire party to leave if minors are being served or consuming alcohol or if guests are behaving in a dangerous or destructive manner. The bartender should refuse to allow alcohol to be served to anyone under the age of 21, or anyone who is visibly or appears to be intoxicated. Client and bartender shall indemnify and hold harmless LIKAZOO from all liability for improper use of alcohol. Client and bartender assume full regards to liquor service and consumption under the venue contract, ABC licensing and liquor liability insurance.

### **9.Indemnification:**

The renters or clients cannot hold the owner liable from suit, actions, damages and expenses in connection with personal injury, illness, fire, property damage or theft resulting from the use of any of the facilities. The renter or client agrees to hold owners/representatives harmless including court costs and attorney fees and any legal action which may result from this event.

### **10.Governing law:**

This agreement shall serve as the operating contract between LIKAZOO and client. It shall be governed by, construed and enforced in accordance with the laws of the state of Tennessee. All terms shall be binding on all parties and any change, breach, or defect in any particular clause of this contract shall not nullify the entirety of the contract. Any dispute arising under this contract shall be educated in a court of the LIKAZOO jurisdiction. In the event of legal action arising out of a dispute, client shall be responsible for court costs, attorney fees, and any other reasonable associated costs.

The parties have agreed and understood the terms of the contract listed above and agree to abide by said terms for the reservation of the LIKAZOO Event Barn & Wedding Venue. Hereto they sign an acknowledge:

I, \_\_\_\_\_(print name), hereby sign recognizing that I understand the guidelines set before me.

\_\_\_\_\_  
Signature Date

I, \_\_\_\_\_(print name), hereby sign recognizing that I understand the guidelines set before me.

\_\_\_\_\_  
Signature Date

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LIKAZOO Representative signature Date  
Lauren LaFevers-Flatt - 615.477.4374 - [LaFeversTeam@gmail.com](mailto:LaFeversTeam@gmail.com) -  
6455 Old Murfreesboro Rd. East Lebanon, TN 37090