



RENTAL AGREEMENT

Date: 1/9/2026

Lessee: Franklin Community High School

Whereas Bullpen Tournaments, LLC and Lessee hereby agree to the following terms and conditions:

Description of Facilities Rented: Championship Park facility usage for Bullpen x Prep Baseball Indiana Series (April High School Baseball Event)

Date of Rental(s):	Dates	Description
	April 3-4	Showcase Event

Details of Rental: \$10 day pass gate fee. Bullpen Tournaments will collect and retain all gate revenue.
Field Rental | \$0/game
Gate - Day Pass | \$10/person
Baseball Fee | \$100/team
Umpire Fee | \$85/game
Lights \$0/hr
Metal Spike Fine \$500
Sunflower Seed Fine \$500

Estimate Total Amount of Rental: \$100.00 + Umpire Fee (\$85/game) **Owed by Franklin Community**

Payment Schedule:

Non refundable deposit due upon execution of this agreement

1/9/2026 0% \$0.00

Final Invoice will be sent Monday after event

4/6/2026 0% \$0.00

Final payment Due Friday after event

4/10/2026 100% \$270.00

Total \$270.00

Mailing Address: P.O. Box 165 Westfield, IN 46074
Checks Payable to Bullpen Tournaments

Contact Name: _____
Email Address: _____
Phone Number: _____
Address: _____

Other Conditions

· Lessee agrees that it shall, at its sole cost and expense, procure a certificate of insurance showing Bullpen Tournaments, LLC and the City of Kokomo as additional named insured. Lessee agrees that it shall, at its sole cost and expense, procure and maintain a policy of commercial general liability insurance (including contractual liability) in an amount not less than \$1,000,000.00 per occurrence, \$1,000,000.00 in the annual aggregate. Such insurance policies shall be carried with companies licensed to do business in the state, reasonably satisfactory to Lessor and shall be non-cancelable and not subject to material change except after thirty (30) days written notice to Lessor. Lessee shall deliver to Lessor duly executed certificates of insurance upon request. Lessor shall not at any time be liable for damage or injury to persons or property in or upon the Facility.

· Lessee shall indemnify, defend and save harmless Lessor, its officers, agents, employees, and the City of Kokomo from and against any and all loss, cost (including attorneys' fees), damage, expense and liability (including statutory liability and liability under workers' compensation laws) in connection with claims, judgments, damages, penalties, fines, liabilities, losses, suits, administrative proceedings, arising out of any act or neglect by Lessee, its agents, employees, contractors, Lessees, invitees, representatives, in, on or about the Facility. This indemnity shall survive the termination of this Agreement. Lessee hereby releases Lessor from any and all liability or responsibility to Lessee or anyone claiming through or under Lessee by way of subrogation or otherwise for any loss or damage to equipment or property of Lessee covered by any insurance then in force.

· Lessee represents that the signatory has the authority to enter into the Rental Agreement, and further that the Lessee will abide by facility rules and regulations, and rental guidelines.

· Lessee shall require all teams attending the event and in need of housing, to book housing through Site Search LLC. Any Teams booking outside of Site Search LLC will be subject to fine and/or removal from the event.

· This Rental agreement supersedes all verbal conversations and represents the entire understanding between Lessor and Lessee, and may not be changed unless agreed to in writing by both parties.

· Lessee agrees to promptly reimburse Lessor for the cost of repair or replacement of any damaged property, normal wear and tear excepted, as a result of facility usage during rental agreement.

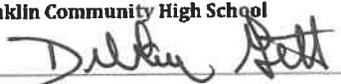
· No Outside food or drink may be brought into the rental facility or onto the rental grounds for sale or distribution for public consumption except where otherwise stated.

· Lessor or Lessee may cancel this agreement at any time for any reason with 30 days written notice.

I have read, understand, and agree to the terms and conditions of this Rental Agreement.

Lessor:
Bullpen Tournaments, LLC

By: *Dalton Carter*
NAME: Dalton Carter
TITLE: Director of Facilities

Lessee
Franklin Community High School
By: 
NAME: Debbie Gill
TITLE: Board of School Trustee, President

Amendments to Contract:

Must be agreed to and signed by both parties of this agreement.