

*The perfect place for your special occasion!*



UNIQUELY LOCATED ON THE SC STATE FARMERS MARKET CAMPUS

## RENTAL PACKAGE

### Welcome to the Phillips Market Center!

We're thrilled that you're considering, or have already selected, the Phillips Market Center for your upcoming event. We're committed to offering exceptional service and a space that's well-suited to your event needs.

Our Events Coordinator and team will work with you every step of the way to ensure your event is a success. From planning to execution, we're here to support you.

Before we get started, we want to ensure you have all the information you need. This rental package includes important details about our policies, procedures, and guidelines to help your event run smoothly. Please take a moment to review everything carefully.

Thank you again for choosing the Phillips Market Center. We look forward to being part of your special occasion!

PHILLIPSMARKETCENTER.COM



# RENTAL RESERVATION REQUEST FORM

**Note: Download and save this packet to your computer first before filling out and submitting. Your work will not be saved if you do not download the file first.**

Contact Name: \_\_\_\_\_

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

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

Event Name: \_\_\_\_\_

Marquee Sign Wording: \_\_\_\_\_

Requested Dates: \_\_\_\_\_

Hours of Event:

Hours reserving center

Hours event is being held

\_\_\_\_\_ to \_\_\_\_\_  
*This time includes set up, clean up, and the event itself*

\_\_\_\_\_ to \_\_\_\_\_  
*What time will your event be held?*

Number of Participants: \_\_\_\_\_

Space Requested:  Full Auditorium  Half Auditorium  Board Room  Kitchen  Outback

Will alcohol be served?  Yes  No

Is Audio Visual needed?  Yes  No

Will a caterer be used?  Yes  No Caterer's Retail Food Establishment Permit # \_\_\_\_\_

Security Deposit Return Recipient & Address: \_\_\_\_\_

Special Requests:

# RENTAL RATES

<b>FULL AUDITORIUM RATES</b>		
3,600 sq. ft. – 230 guest capacity		
<b>Refundable Security Deposit – \$300 due at time of rental</b>		
<b>Building Access</b>	<b>Weekday Rates</b>	<b>Weekend Rates</b> <i>Begins after 4 pm Friday</i>
4 hours	\$800	\$1,200
8 hours	\$1,500	\$2,200
Additional Hours	\$200 / hour	
<i>*8 hour rate charged for exceeding 2 additional hours</i>		

<b>HALF AUDITORIUM RATES</b>		
1,800 sq. ft. – 75 guest capacity		
<b>Refundable Security Deposit – \$300 due at time of rental</b>		
<b>Building Access</b>	<b>Weekday Rates</b>	<b>Weekend Rates</b> <i>Begins after 4 pm Friday</i>
4 hours	\$500	\$1,000
8 hours	\$900	\$1,800
Additional Hours	\$200 / hour	

<b>BOARD ROOM RATES</b>		
Smaller Meetings – 16–20 guest capacity		
<b>Refundable Security Deposit – \$100 due at time of rental</b>		
<b>Building Access</b>	<b>Weekday Rates</b>	<b>Weekend Rates</b> <i>Begins after 4 pm Friday</i>
4 hours	\$200	\$400
8 hours	\$400	\$700
Additional Hours	\$100 / hour	
<i>*8 hour rate charged for exceeding 2 additional hours</i>		

<b>KITCHEN RATES</b>		
<b>Full Kitchen with Appliances</b>		
<b>Building Access</b>	<b>Weekday Rates</b>	<b>Weekend Rates</b> <i>Begins after 4 pm Friday</i>
4 hours	\$350	\$500
8 hours	\$600	\$800

# ADDITIONAL COSTS

TABLE & CHAIRS	
Black Banquet Chairs	\$2 each
5' Round Tables	\$10 each
6' Rectangular Tables	\$10 each
8' Rectangular Tables	\$10 each
White High-Top Cocktail Folding Tables	\$10 each

LINEN OPTIONS	
120" Black/White/Burlap Round Tablecloths	\$25 each
8' Black/White/Burlap Rectangle Tablecloths	\$25 each
60" White Table Linen Toppers	
Black Cocktail Tablecloths	\$6 each

KITCHEN ADDITIONS	
Warmers	\$50 each
Coffee <i>Includes Coffee, Creamer, Sugar, &amp; Carafes</i>	\$8 / pot

AUDIO VISUAL	
Podium	FREE
Microphones Podium Mic & Two Handheld	FREE
A/V Package <i>Includes Podium, 2 Stage Sections, Laptop, &amp; 4 Projector Screens</i>	\$150
Board Room A/V Package <i>Includes Laptop, TV with HDMI</i>	FREE
Outside Monitors <i>Weather Permitting</i>	\$50

ADDITIONAL FEES	
Alcohol Fee	\$200
Patio Heaters / Fire Pit	\$100 each
Extra hours	See selection for Full Auditorium, Half Auditorium, or Board Room

ALL RENTALS INCLUDE	
150 Black Banquet Chairs	(4) 6' Rectangular Tables
(15) 5' Round Tables	(2) 8' Rectangular Tables
Outdoor Patio with Permanent Outdoor Furniture & Lobby Utilization	

# BUILDING RENTAL POLICIES

## 1. Reservations & Payments

- 1.1 Rental rates are established at the time a date is requested. Contracted event times include set-up and clean-up times. A refundable security deposit is due at the time of reservation. The Rental Reservation Request form should be completely filled out and submitted along with the security deposit. Fees may be paid with a credit card, certified check or cash.

## 2. Event Use Policies

- 2.1 The capacity of our facility is a **maximum of 250 guests** in the full auditorium by fire marshal standards. Our half auditorium accommodates **100 guests**.
- 2.2 The renter is responsible for removing any trash or debris from any areas used, indoors or outdoors, and placing them in our dumpster located on site. Floors also must be cleaned (swept or vacuumed) after event, if needed. Cleaning must be taken care of and all guests and hired personnel **MUST** be out of the facility **NO LATER** than the contracted "end" time. If renter exceeds contracted hours, renter will be charged additional hour(s), deducted from the security deposit. If total additional hours charges exceed the security deposit amount, renter will be invoiced.
- 2.3 All evening events must be scheduled to end no later than 10:30 pm in order to allow renter to clean up and for closure of the site by 11:00 pm. **If the facility is still in use after 11:00 pm, renter's security deposit will be forfeited.**
- 2.4 Renter agrees to describe event accurately. If it is found that the renter has used the facility for any reason other than described, renter will forfeit all fees paid.

## 3. Alcohol

- 3.1 For all functions involving the use of alcohol the renter must sign a Market Center Alcohol Agreement. Please refer to the Alcoholic Beverage Agreement for complete details.
- 3.2 The renter must abide by all alcoholic beverage control laws and regulations. If selling alcohol, temporary alcohol permits will be required and may be obtained from the Department of Revenue at least two weeks prior to the event. **All bars are to be closed one-half hour prior to the scheduled end of the event.**
- 3.3 The Market Center staff and Lexington County Sheriff's Office has the authority to stop an event due to unacceptable behavior. If the event is stopped due to unacceptable behavior, no refunds will be given.
- 3.4 Consumption of alcohol is strictly prohibited in the parking lot, in any parked or moving vehicles, or in any areas outside the designated event space. All alcohol must be served and consumed within the approved rental areas in compliance with applicable laws and venue policies.

## 4. Parking

- 4.1 If renter(s) plans to park anywhere besides designated parking spots, they **MUST** get this approved by event center staff. Certain areas are marked "No Parking" as fire lanes for our Consumer Protection Laboratory adjacent to our building. No parking is permitted at the Consumer Protection Laboratory

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



# BUILDING RENTAL POLICIES

between the hours of 8 am – 5 pm, Monday – Friday. In addition, tents, cooker grills, and other event equipment are not permitted in roadways surrounding the building (including but not limited to – back kitchen area and front circle). Parking and blocking fire lanes is prohibited regardless of hours.

## 5. Weapons Policy

- 5.1 No weapons of any kind are permitted on the premises of the Phillips Market Center.
- 5.2 Open carry of firearms is prohibited on site. (See S.C. Code Ann. § 23-31-240)
- 5.3 Concealable weapons are also prohibited, regardless of permit status. (See S.C. Code Ann. § 23-31-215(M))

## 6. Smoking Policy

- 6.1 According to the Clean Indoor Act of 1990, Smoking is prohibited in the Phillips Market Center. Smoking is not permitted within 25 feet of any door or operating window.

## 7. Exotic Dancers

- 7.1 No exotic (male or female) dancers are permitted in the Phillips Market Center.

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



# RENTAL CONTRACT

**Purpose:** This Phillips Market Center User Contract is intended for licensing the Phillips Market Center space for use by a private party for the purpose of: \_\_\_\_\_.

**Parties:** By and between the South Carolina Department of Agriculture and it's Licensee.

**Dates:** This Agreement allows the Licensee to use the Phillips Market Center property indicated above for the date(s) \_\_\_\_\_.

**Time:** The event will be scheduled from \_\_\_\_\_ to \_\_\_\_\_.

**1.1 Space to be used** – The area subject to this Agreement is located at the Phillips Market Center at the South Carolina State Farmers Market located at 117 Ballard Court, West Columbia, SC 29172. Licensee specifically requests to use the following space(s) at the Market Center for the event specified above:

- Full Auditorium
- Board Room
- Kitchen
- Half Auditorium
- Patio

**1.2 Security Deposit** – Licensee shall provide a security deposit in the correct amount at the time of the event reservation. Deposit will be refunded within 15 business days after event end if no damages or additional clean-up fees are required to restore the facility back to its normal condition. Licensee is responsible for all guests and their actions. Security deposit may be forfeited or reduced for all, but not limited to, the following reasons: Failure to clean after your event, use of glitter, confetti, tape, and other unapproved décor items, for false fire alarms, or occupying facility after contracted end time or 12am midnight.

**1.3 Cost & Payment** – Based upon the scheduled use of the Market Center property as listed above, the total rental fee due from Licensee is: \$\_\_\_\_\_ with a \$\_\_\_\_\_ deposit. Full payment for use of the Market Center is required **thirty (30) days** prior to the event. Payment is due by credit card (4% processing fee will apply), certified check, or cash. **Personal checks will not be accepted.**

**1.4 General Condition & Damages to the Facility** – Licensee agrees to leave the Market Center premises and its surrounding areas in a clean and safe condition. Licensee shall be responsible for any damage or breakage to the Phillips Market Center, including but not limited to, equipment and furniture, during the licensed period. Licensee agrees to pay in full for any damage done to the facility.

**1.5 Compliance** – Licensee agrees to abide by all SCDA market rules and regulations, a copy of which shall be made available upon request to Licensee. Furthermore, Licensee agrees to abide by all Market Center rules and regulations, Market Center alcohol policies and requirements, as well as all state laws and county ordinances.

**1.6 Decorations** – All decorations must be approved in advance with the event coordinator. No types of chemicals, paints, toxic materials, tape, push pins, or glue are to be used or affixed on tables, walls, floors or doors of the Conference Center (inside or outside). For weddings, receptions and parties: no rice, confetti, glitter, sequins, jewels, or birdseed may be used. Anything involving open flames, including but not limited to, sparklers, fireworks, and candles are prohibited.

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



# RENTAL CONTRACT

**1.7 Fire Pit Use Policy** – The fire pit at the Phillips Market Center is for ambiance only and is not to be used for cooking, including roasting marshmallows or making s'mores. Use of the fire pit is at the renter's own risk, and renters assume all liability for the safety and conduct of their guests. For safety reasons, the fire pit is not permitted for use during events where children under the age of 10 will be in attendance, regardless of supervision.

**1.8 Outdoor Furniture Policy** – Please do not move any furniture located in the “Out Back” event space. If you need furniture adjusted or rearranged, contact event staff for approval and assistance. This helps us prevent damage and maintain the space for all guests.

**1.9 Cancellation** – Should you choose to cancel your event, all payments made, including the security deposit, are **non-refundable**. All cancellations must be submitted to The Phillips Market Center in writing. The Phillips Market Center has the right to terminate any contract if Licensee fails to meet or violates any terms of the contract.

**1.10 Liability & Event Insurance Policy** – Renters are encouraged to obtain their own event insurance to protect against unforeseen circumstances. While insurance is optional, please note that the Phillips Market Center and SCDA are not responsible for cancellations, interruptions, or damages caused by acts of God such as natural disasters or severe weather, public health-related closures or restrictions (including COVID-19 or other illnesses), illness or injury affecting the renter or guests, utility failures or power outages, government orders or emergency declarations, or any other events beyond the control of SCDA or venue staff.

In the event your reservation cannot proceed as scheduled due to such circumstances, SCDA may, at its sole discretion, work with you to identify an alternate space or date. However, SCDA is not obligated to provide alternative arrangements, and no refunds or credits will be issued.

**1.11 Security** – Licensee understands that no security is provided, however, depending on the type of event, security may be required at their own expense (if deemed necessary by the Phillips Market Center). Renter will be notified if this cost is necessary. If the Licensee does not wish to move forward, the security deposit will be returned in full and this contract shall be null and void.

**1.12 Indemnification** – In consideration for use of the facilities and equipment of the Market Center, Licensee on behalf of all heirs, personal representative(s) and assigns, shall indemnify and hold harmless the Market Center, the SC Department of Agriculture, its officers, agents, employees, representatives, and executors and all others acting on their behalf from and against any and all claims, responsibilities, or liabilities for any accident, injury, loss of any kind, expense (including reasonable attorney fees) or claims for injury or damages including those caused by passive or negligent acts or omissions of the Market Center, the SC Department of Agriculture, its officers, employees, representatives, and executors and all others acting on their behalf arising out of or in any way connected with the performance of this Agreement.

**IN WITNESS WHEREOF**, the parties have executed this Phillips Market Center User Contract Agreement as of the date first written above.

**Licensee:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Licensor:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# ALCOHOLIC BEVERAGE AGREEMENT

Event Date: \_\_\_\_\_ Event Hours: \_\_\_\_\_

Contact Name: \_\_\_\_\_ Function: \_\_\_\_\_

Address: \_\_\_\_\_ City, State, Zip: \_\_\_\_\_

Driver's License #: \_\_\_\_\_ Contact Phone: \_\_\_\_\_

**Applicant agrees to the following terms if alcohol is to be served at his/her event held at the Phillips Market Center:**

- All functions that include the use of alcoholic beverages require approval of this alcohol beverage agreement by a Market Center representative.
- The sale of alcohol must be approved by the City of West Columbia. The city reserves the right to prohibit alcohol sales. If selling alcohol at the event, applicant must provide a copy of a valid alcohol permit from the SC Department of Revenue to the Phillips Market Center at least 2 weeks prior to the event date.
- This agreement is valid only on the date(s) requested and only for the hours the facility is reserved.
- The Licensee agrees to prohibit the consumption of alcohol by minors during the event.
- All alcoholic beverages must remain in the immediate rental location of the Phillips Market Center.
- Licensee is responsible for monitoring and assuring the proper conduct of all persons attending their event, for informing group members of the Alcoholic Beverage Agreement rules, regulations and conditions, and for immediately restoring the Phillips Market Center property in the event of damage. **The Phillips Market Center assumes no responsibility for incidents that arise as a result of the consumption of alcoholic beverages.**
- If any member of your group fails to comply with the above stated guidelines, the Phillips Market Center reserves the right to terminate all agreements between the licensee and licensor without a refund.
- In consideration for being able to use the facilities and equipment of the Phillips Market Center, the South Carolina Department of Agriculture, its officers, agents, employees, representatives, and executors and all others acting on their behalf from and against any and all claims for injury or damages including those caused by passive or negligent acts or omissions of The Phillips Market Center, the SCDA, its officers, employees, representatives, and executors and all others acting on their behalf from and against any and all claims, responsibilities, or liabilities for any accident, injury, loss of any kind, expense (including reasonable attorney fees) or claims for injury or damages including those caused by passive or negligent acts or omissions of the Phillips Market Center, the SCDA, its officers, employees, representatives, and executors and all others acting on their behalf arising out of or in any way connected with the performance of this agreement.

*\*\* No application will be accepted without a signature. Please complete, sign and return this agreement. \*\**

Licensee Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Licensor Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# KITCHEN RENTAL POLICIES

The following policies **MUST** be followed with rental of the kitchen:

With your rental, the kitchen will be used for **PREPARATION ONLY**. This preparation rental includes use of the following:

- Preparation Tables
- Refrigerator and Freezer
- Ice Machine
- Washing/Sanitizing Sinks

**Please note that our kitchen prep fee includes use of a caterer.**

**Caterer Name:** \_\_\_\_\_ **SCDA Retail Food Establishment Permit #:** \_\_\_\_\_

If you would like rental of more than the above items (such as cooking equipment), please refer to page 3 for pricing and the following for restrictions:

- Cooking equipment must be used by a SCDA retail food permitted approved caterer.
- All caterers must provide proof of SCDA retail food permit and be approved by our staff.
- No home-based food law exempt food is allowed.
- If using the kitchen equipment, you must have a full understanding prior to the event how each item works before using it.
- Deep Fryers: must provide your own grease and dispose of properly (not on site).

The following rules apply to everyone who rents the kitchen and will be held responsible to do so:

- Floors must be swept and mopped.
- Counter tops cleaned and sanitized.
- All appliances used must be cleaned and emptied of any food, grease or water.
- Trash taken to dumpster and trash cans placed in original locations.

By signing this contract, you understand that if any of the above policies are not followed, or if any damages are done, the deposit will be forfeited and additional costs may be invoiced.

**Licensee Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Licensor Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_



# PHOTO RELEASE FORM

**Date of Event** \_\_\_\_\_

I, \_\_\_\_\_ (*print name*), grant permission to The Phillips Market Center and its agents and employees the irrevocable and unrestricted right to reproduce the photographs taken of me, or members of my event, for the purpose of publication, promotion, illustration, advertising, or in any medium. I hereby release The Phillips Market Center and its legal representatives for all claims and liability relating to said images. I waive my right to any compensation.

**Name** \_\_\_\_\_

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

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**COMPLETE THIS PACKET AND RETURN TO:**

Phillips Market Center  
117 Ballard Court, West Columbia, SC 29172  
803-737-4630 | 803-737-4588 | [pmcevents@scda.sc.gov](mailto:pmcevents@scda.sc.gov)

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