



Liability, Insurance and Release Addendum

DRAFT FOR ATTORNEY REVIEW · OCTOBER 2026

Signed with every Thread & Vine Hall Rental Agreement, for public, nonprofit and church family renters alike. It explains who is responsible for what, so both of us can enjoy the event knowing it is settled.

I. This addendum

- 1.1 This Liability, Insurance and Release Addendum (the **Addendum**) is part of the Rental Agreement between SOJO Church, doing business as Thread & Vine and as Thread & Vine Hall at Gibson Mill (**we, us** or the **Venue**), and the Renter named below (**you**). If the Rental Agreement and this Addendum ever conflict, this Addendum controls.
- 1.2 The **Church Parties** means SOJO Church and its pastors, elders, deacons, staff, volunteers and members, and [the owner and manager of Gibson Mill].

IN PLAIN WORDS

This is the part that protects the church. It is short and it is part of your agreement.

2. A historic building

- 2.1 Gibson Mill was built in 1899. You understand that the Venue has original brick, timber and concrete floors that may be uneven, stairs and steps, an outdoor Deck, and other features of an older building. You accept the Venue as it is on the date of your Event, after your walkthrough.
- 2.2 You and your guests take part in the Event, including dancing, use of the Deck and any activities you plan, at your own risk. You will tell your guests about any activity on your program that carries special risk.

IN PLAIN WORDS

It's a 127-year-old mill, and that's part of the charm. Walk the space with us, and enjoy it with care.

3. Release

- 3.1 To the fullest extent the law allows, you release the Church Parties from any claim, loss, injury or damage arising from your Event or your use of the Venue, except to the extent caused by the gross negligence or willful misconduct of a Church Party.

IN PLAIN WORDS

If something goes wrong at your event, you agree not to sue the church, unless the church was truly reckless.

4. Indemnification

- 4.1 You will defend, indemnify and hold harmless the Church Parties from any claim, demand, lawsuit, loss, fine, damage or cost, including reasonable attorneys' fees, arising from:
- your Event, or the acts or omissions of you, your guests, invitees, vendors, caterers, bartenders, performers or anyone else present because of your Event;
 - the serving or use of alcohol at your Event, including injury or damage caused by anyone who drank it;
 - any injury to a person or damage to property during your Rental Period, except to the extent caused by a Church Party's gross negligence or willful misconduct;
 - music, video, images or other material used at your Event without the right to use it; and
 - your breach of the Rental Agreement, the Facility Use Policy or any law.
- 4.2 We may choose our own counsel to defend a Church Party, and you will pay for it.

IN PLAIN WORDS

If someone makes a claim because of your event, you handle it and cover the cost, not the church.

5. Limit on the Venue's liability

- 5.1 The total liability of the Church Parties for any claim connected with the Rental Agreement or your Event will not exceed the room rental fee you actually paid.
- 5.2 The Church Parties are not liable for indirect, incidental or consequential losses, including amounts paid to vendors, photographers or planners, travel and lodging, lost profits, or emotional distress.
- 5.3 If we must cancel your Event for any reason, a full refund of what you paid is your only remedy.

IN PLAIN WORDS

The most the church could ever owe you is what you paid for the room.

6. Insurance

- 6.1 When the Rental Agreement requires event insurance, your policy must provide at least \$1,000,000 per occurrence in general liability, including host liquor liability when alcohol is served, and name the Church Parties as additional insureds.
- 6.2 Your insurance and your vendors' insurance are primary and non-contributory to any insurance the Church carries. You and your insurer waive any right of subrogation against the Church Parties, and you will ask your vendors to do the same.
- 6.3 Proof of insurance is due at least [14] days before your Event. If it is late, we may buy coverage on your behalf and bill you, or cancel the booking under the Rental Agreement.

IN PLAIN WORDS

Your insurance pays first. Your insurer can't come after the church to get its money back.

7. Vendors, performers and alcohol

- 7.1 Your vendors, caterers, bartenders and performers are your contractors, not ours, even if we suggested them. You are responsible for their work, conduct, licensing, insurance and cleanup.
- 7.2 Alcohol may be served only as the Rental Agreement allows. You are responsible for making sure no one under 21 is served and no one is over-served, and for getting any guest who has been drinking home safely.

IN PLAIN WORDS

You hire them, you're responsible for them, and the same goes for the bar.

8. Children

- 8.1 Children at your Event are the responsibility of their parents and of you. The Church Parties do not provide childcare or supervision at private events.

9. Property and photos

- 9.1 The Church Parties are not responsible for the loss, theft or damage of any property brought to the Venue by you, your guests or vendors, before, during or after your Event.
- 9.2 You give us permission to photograph the empty, decorated space for our own marketing. We will not use photos of your guests without your permission.

10. Collection and attorneys' fees

- 10.1 If either of us must take legal action to enforce the Rental Agreement or this Addendum, the prevailing party may recover its reasonable attorneys' fees and costs, as allowed by North Carolina law, including N.C. Gen. Stat. § 6-21.6. [Attorney to confirm: reciprocal fee language.]

10.2 Amounts you owe and do not pay within [30] days of our invoice bear interest at [the legal rate].

IN PLAIN WORDS

If we have to go to court to collect, whoever wins gets their legal fees back.

II. General

11.1 This Addendum survives the end of your Event and the end of the Rental Agreement. North Carolina law governs it, and any dispute will be heard in Cabarrus County. If any part of it is found unenforceable, that part is enforced as far as the law allows and the rest stays in effect.

11.2 This Addendum may be signed electronically and in counterparts. Electronic signatures, and scanned or emailed copies, have the same effect as originals.

11.3 [Attorney to finalize this Addendum in full before use.]

Signatures

By signing, you confirm that you have read this Addendum, understand that it limits your rights to bring claims against the Church Parties, and agree to it on your own behalf and on behalf of the Renter.

Event date

Renter initials

RENTER

THREAD & VINE HALL (SOJO CHURCH)

Signature

Signature

Printed name and title

Printed name and title

Date

Date