



MABLE HOUSE/BARNES AMPHITHEATRE
 5239 Floyd Road
 Mableton, GA 30126
 robert.edwards@cobbcounty.gov
 770-819-2943

PERMIT #58307

Authorized On: 01/09/2026 01:50 PM

NOTE: Rental

Location

Larry Bell Park
 592 Fairground Street
 Marietta, GA 30060

Permit Holder

Anj Balusu
 3440 Vintage Circle
 Smyrna, GA 30080
 404-993-0205

Authorized Agent

JELANI MCCASKEY
 770-528-1000
 register@cobbcounty.gov
 https://cobbcounty.gov

RESERVATIONS

Location	Facility	Date	Time	Hours	Estimate
Larry Bell Park	Field 3 - Baseball	Sun, Mar 29th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Apr 5th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Apr 12th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Apr 19th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Apr 26th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, May 3rd 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, May 10th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, May 17th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, May 31st 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Jun 7th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Jun 14th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Jun 21st 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Jun 28th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Jul 12th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Jul 19th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Jul 26th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Aug 2nd 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Aug 9th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Aug 16th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Aug 23rd 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Aug 30th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Sep 13th 2026	08:30 AM-02:30 PM	6.00	\$100.00
Larry Bell Park	Field 3 - Baseball	Sun, Sep 20th 2026	08:30 AM-02:30 PM	6.00	\$100.00

Location	Facility	Date	Time	Hours	Estimate
				TOTAL:	\$2,300.00

CHARGES

LOCATION	FACILITY	DESCRIPTION	TOTAL	PAID	BALANCE DUE
Larry Bell Park	Field 3 - Baseball	Mar 29, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Apr 5, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Apr 12, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Apr 19, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Apr 26, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	May 3, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	May 10, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	May 17, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	May 31, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Jun 7, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Jun 14, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
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Larry Bell Park	Field 3 - Baseball	Aug 9, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
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Larry Bell Park	Field 3 - Baseball	Aug 30, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Sep 13, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
Larry Bell Park	Field 3 - Baseball	Sep 20, 2026 8:30 AM-2:30 PM	\$100.00	\$100.00	\$0.00
TOTAL:			\$2,300.00	\$2,300.00	\$0.00

PAYMENTS

RECEIPT #	DATE/TIME	DESCRIPTION	AMOUNT
99607105	01/09/2026 02:37 PM	Credit/Debit	\$2,300.00
TOTAL:			\$2,300.00

The following conditions (1 through 32) apply to this agreement and are binding upon the Lessee:

1. Rent is determined by the user group rate and shall be paid to Lessor, as follows:

Ø A deposit and executed agreement shall be delivered to Lessor no later than the date indicated on the schedule. For events requiring ticketing services in Ticketmaster, deposit and executed agreement must be completed before any tickets may go on-sale. If Lesser has not received the deposit and executed agreement by close of business on that date, the reservation of space is subject to immediate cancellation by Lessor. The deposit due shall be equal to one-third (1/3) of the total rental, plus one-third (1/3) of the predetermined service and equipment fees, or one-hundred dollars (\$100.00), whichever is greater.

Ø The pre-event balance is due no later than thirty (30) days prior to the event. Any fees remaining unpaid 30 days prior to event will be subject to a 5% penalty. If additional charges, fees, and/or penalties are due after the event, Lessor will bill Lessee and payment shall be due upon receipt of such bill.

Ø If reservation for space is made with less than thirty (30) days remaining prior to the event, full payment for the total rental and pre-determined service and equipment fees together with an executed agreement shall be delivered to Lessor no later than the date indicated on the schedule.

Ø PENALTY CLAUSE: Cancellation within 60 calendar days of these event(s) will result in the forfeiture of all pre-event payments for said event. Cancellation more than 60 days in advance will entitle Lessee to a refund of any pre-event payments less a \$50.00 administrative fee. A fee of \$10.00 shall be paid for reissuing any agreement.

2. Other fees may include:

Ø Equipment rental, technical, move in/out; rehearsal fees.

Ø Parking, custodian service, usher, and technical fees at the rate indicated on the schedule by the hour or any portion thereof with a 5 hour minimum per day.

Ø A percentage of gross revenue. If payable to Lessor as part of the rental fee, a daily tally of such revenue must be furnished to the facility manager by the date indicated on the schedule. A \$10 per day late fee will be charged each day thereafter until Lessee provides a report of gross revenue. The percentage of revenue due, charges for supplemental services, additional rental fees, etc. will be billed to the Lessee at the conclusion of the event. Payment is due upon receipt of bill. If full payment is not received within 30 days, interest shall begin to accrue at the rate of 12% per annum. Unpaid balances delinquent 90 days after the receipt of the bill are subject to attorney fees and collection service charges, in addition to interest.

Ø Vendor permits fees at a rate of \$50 +10% per vendor. Lessee is responsible for payment of the \$50 fee prior to making any sales. Programs and novelties must be approved by Lessor and may be sold only upon payment of the fee to the Lessor.

Ø Hold-over storage fees of \$100.00 for the first day and \$25.00 per day thereafter that property remains in facility after time specified in this agreement. After 30 days the property will be disposed of at the discretion of Lessor and Lessee agrees it shall have no claim against Lessor.

Ø Rates related to this agreement are established and approved by the Cobb County Board of Commissioners and may be subject to change without prior notification.

3. No portion of the facility shall be sub-leased by the Lessee without the consent, in writing, of Lessor. Lessee may not use the facility for any purpose whatsoever except as indicated on the agreement.

4. Lessor will furnish air conditioning in dressing room and office areas; lighting and normal janitorial services; which, in its opinion, is adequate with respect to the intended use under this Agreement,

provided, however, that in making such determination, Lessor shall consider both the burdens placed by the intended use upon the facility and the reasonable needs of the Lessee with respect to the premises. Additional janitorial service or after-hours janitorial services, as required, will be billed to the lessee at the scheduled rate. The failure to furnish air conditioning, heat, lights, or janitorial service shall not be considered a material breach of this Agreement by Lessor and shall not entitle the Lessee to any rebate in rental.,

5. Nothing contained in this Agreement shall be construed to prohibit the Department of Public Safety, Health Department, or any other county/city agency, its agents or employees, from entering the leased premises for the purpose of discharging their lawful duties.

6. The sidewalks, doorways, halls, stairways, seating and exits shall not be obstructed by any person or fixture.

7. No person shall be permitted to bring into said facility or keep therein anything that may create a fire hazard or be detrimental to the fire protection of the building. No gasoline, explosives, oils, or other ignitable or dangerous substances shall be permitted in said buildings or on said grounds without the consent of Lessor in writing. All decorative material used at the facility must be flameproof.

8. The Lessee herein shall be liable for any and all damages to person or property, caused in whole or in part by its own acts or the acts of any of its employees or agents or anyone visiting the building upon the invitation of the said Lessee. To the extent allowed by law, Lessee hereby releases and holds harmless the Lessor, its officers, departments, employees, volunteers and agents from any and all damages to persons (including death) or property, including attorney's fees, arising out of its use of said building, grounds and equipment. Lessee agrees to indemnify and pay for any damages whatsoever arising from the use of said building, grounds or equipment by Lessee.

9. No nails, tacks, staples, boards, etc. shall be driven into any portion of said facility, and no changes, alterations, repairs, painting, staining, or alteration that will change the finish, appearance, or contours of said building, will be permitted without the written consent of the facility manager.

10. Lessor reserves the right, through its officers and/or agents, to eject or order removed any objectionable party, furniture, fixture, wiring, exhibit, etc. from the facility, and upon an exercise of this authority, Lessee shall have no right of action of any kind against Lessor for such removal, and Lessor's right to remove shall be in addition to and not in lieu of its right to terminate this agreement pursuant to Paragraph 22 and other parts.

11. Commercial Lessees and Lessees charging admission, taking orders, or selling merchandise agree to carry comprehensive liability insurance with a company authorized to do business in Georgia and acceptable to the Lessor, with limits of not less than \$500,000 for bodily injury to any one person and \$1,000,000 for bodily injury from any one accident, and \$100,000 for property damage for any one accident. Such policy shall name Cobb County and the facility management company as an additional insured. Lessee must provide a certificate of insurance to the facility manager 30 days prior to use of facility. If such certificate is not provided, this lease will be deemed cancelled and all prepayments forfeited.

12. Lessee accepts the building in good order and repair, and agrees to return it to Lessor in the same condition, normal wear and tear expected. Theater systems shall be restored to the prescribed configuration or Lessee will be required to pay a minimum fee of 5 hours technical time at the prevailing rate.

13. This Agreement does not cover any space or accommodations other than that listed in the Schedule either inside or outside of said facility and specifically does not include any parking space either adjacent to or near the facility whether or not the same be owned by the Lessor.
14. No animals shall be brought into buildings without the express consent of the Lessor, and then under such regulations as may be made by said Lessor.
15. Lessor reserves all rights to establish and operate, or have operated, concessions at the facility, including, but not limited to food and beverage. Only caterers pre-approved by management shall be permitted to serve food or beverages during catered events. No food or other edibles, or drinks shall be given away free in the facility by Lessee unless authorized by the facility manager.
16. Management reserves the right to limit the number, amperage, and wattage of lights, fixtures or equipment for any event.
17. Lessor reserves the right at any and all times to control the ushers, gatemen, ticket takers, and all its employees and reserves the right to furnish all employees or have employees serve jointly with those of Lessee, or to remove from the building any and all employees.
18. Lessee agrees that at no time will the ticket sales exceed the facility and/or area seating capacity.
19. Cobb County Police Department Ranger's Division shall provide all security. The division's security coordinator will determine the number of officers. Lessee shall contract with and pay directly to said officers in the manner prescribed by the Police Chief or his designee.
20. Lessee agrees to employ an approved agent to receive all freight and to ship all freight from the facility within agreement hours. Lessor will not accept any freight for Lessee, and Lessor will not be responsible for any freight shipped to the facility.
21. The Lessee or his representative shall remain at the facility until the event/activity is over and all participants and equipment have vacated the facility. If a performer does not appear or perform as advertised, the promoter shall explain to ticket holders why there was no performance and will make refunds, as required.
22. Lessor reserves the right to cancel this lease at any time whatsoever, with or without cause, by providing Lessee written notice. Notice shall be deemed received when delivered in person, or three (3) days after depositing in U.S. Mail with sufficient postage thereon and addressed to Lessee, at the address provided on the signature page of this Agreement. In the event of cancellation by Lessor for convenience, money paid on account of Lessee allocated to any time or event during or for which Lessee does not have the use of the premises by virtue of cancellation, shall be refunded to Lessee within a reasonable time. It is expressly agreed that in the event of a cancellation of this agreement, Lessee shall have no claim of any character except as expressly set forth in this paragraph against Lessor by reason of such cancellation.
23. Lessee shall admit to any event, free of charge, representatives of Lessor responsible for monitoring facility use. In addition, Lessee agrees to deliver to the Lessor, free of charge, 20 fixed seat tickets or accept a complimentary ticket list for the event period.
24. Pamphlets, inserts, advertising matter, political handbills, etc. may not be distributed without the consent of Cobb County. Pickets and solicitors are prohibited on county property.
25. Lessor reserves the right to review and approve any agreements between Lessee and other parties regarding use of facility.

26. No advertising or publicity naming the facility shall be distributed prior to the payment of a deposit and signing of an Agreement.

27. Fees levied for the playing and/or performing of music under copyright to any licensing agency are the sole responsibility of the Lessee. Lessee shall indemnify and hold Lessor harmless from any claims made for copyright infringement or any other claims of infringement of intellectual property rights.

28. In the event of inclement weather and County offices are closed; the facility may also be closed. Cobb County officials shall make this decision.

29. Lessee shall be responsible for adherence to all Cobb County ordinances including, but not limited to, the Cobb County Noise Ordinance, which prohibits operation of musical instruments, loudspeakers and amplifiers in a manner as to be plainly audible at a distance of 50 feet from the building after 11:00pm; therefore, facility management requires that all concerts end by 10:30pm.

30. SMOKING IS PROHIBITED in Cobb County facilities as outlined in the Official Code of Georgia 16-12-2, adopted by the Cobb County Board of Commissioners April 28, 1987.

31. No alcoholic beverage advertisement will be permitted at the facility or endorsed by lessee as outlined in the Alcoholic Beverage Code as amended by BOC on 7/27/04 Sec. 6-6.

32. Commercial Lessees and Lessees charging admission shall obtain a formal settlement statement of all gross receipts by Facility Manager by the date indicated on lease agreement. Settlement checks from Cobb County will be issued within 30 days of event.

IN WITNESS WHEREOF THE PARTIES HERETO, OR THEIR AGENTS DULY AUTHORIZED, HAVE SET THEIR HANDS AND AFFIXED THEIR SEALS FOR LESSOR:

COBB COUNTY, GEORGIA (LESSOR) . (LESSEE)

BY: Cobb County Government BY : _____ (L.S)

NAME: _____

ROBERT EDWARDS, Facility Coordinator

_____ (L.S.) TITLE:

DATE: DATE: _____

Park patrons are subject to video surveillance.