



DATE: _____

This contract represents an arrangement between EXPRESS Dance & Acrobatics LLC (132 Central Street Milford, MA 01757) and "Renter" as named below. If Renter fails to uphold any of the following agreements, Renter's studio privileges may be revoked.

Renter: _____ **Contact:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

Emergency Contact: _____ **Relationship:** _____

Phone #1: _____ **Phone #2:** _____ -

The Space

EXPRESS Dance & Acrobatics is an over 16,000 sq. ft. dance acrobatic, cheer and fitness center located at 132 Central Street Milford, MA. With 5 large dance studios, 1 fitness studio and 2 gyms, this newly constructed space features brand new sprung floors, a tumble trak, mirrors, integrated sound, central air, 2 waiting areas and restrooms. High ceilings, and windows create a well-lit airy space for rehearsals, events, workshops, and more.

Rentals

EXPRESS Dance & Acrobatics is interested in developing short term and long-term partnerships with theater groups, martial arts companies, cheer teams, dance companies, independent choreographers and others to support rehearsal, workshop, meeting, program space and event needs.

As a new rental venue, we are interested less in single or short-term rehearsals, but as we are starting up we will consider these requests as we fill the space with long-term partners and programs. We prefer that a renter book a minimum of 10 hours to be entered into our system. Once a renter has established a relationship with us, single or short-term reservations are feasible for our small team of program staff to manage.

Available Spaces

STUDIO B: 1966 sq ft

STUDIO C: 1950 sq ft

STUDIO D: 1346 sq ft

STUDIO E 1447 sq ft

STUDIO F: 1447sq ft

UPSTAIRS WAITING ROOM: 1664 sq ft

GYM 1

GYM 2

Space Usage

Permitted Uses	Rehearsal, Class, Reception, Special Event, Video Shooting, Screening, Photo Shoot, Meeting, Performance, Retreats,
Disciplines	Dance, Theater, Martial Arts, Cheer
Restrictions On Use	Alcohol sales, hard soled shoes, spiked heels on dance floor, sharp edged props or chairs without felt covering to protect the new floors, No glitter, confetti or paint, no food/drink without prior consent

Booking Policies

How to Book	Contact Michelle Touhey at expressda@verizon.net to request a rental contract
Hours of Operation	8am - 10 pm
Rental Policy	DEPOSITS: Specified rentals (specific start and end date): 50% of total due prior to occupancy Indefinite and event rentals: \$300 cleaning/damage deposit due prior to occupancy INVOICING: Specified rentals: 50% due at contract, prior to occupancy, as deposit, remaining 50% due by first rental date Indefinite rentals: monthly or bimonthly invoicing options available depending on scope.
Cancellation Policy	Cancellations made within one week of scheduled time may receive a full refund or credit. No refunds for cancellations made within 24 hours of scheduled rehearsal time.
Allows Last Minute Reservations	Depends on availability
Booking Requirements	Deposit, Lease Agreement, Proof of Liability Insurance
Personnel Available at Time of Rental	Call for Program Manager, Rental rates cover some or all equipment
Personnel Available at Time of Event	Call for additional rental personnel
Payment Types	Cash, Credit Card, Bank Check

Features

Space Features	Air-conditioned, Heated, Sound in all Studios and Gyms, Restrooms
Technology	Cell service, Wifi
Flooring	Sprung marley floors
Seating Capacity	Varies, 40 chairs available
Seating Arrangement	Flexible seating

Other

Parking
Street parking , 50 car parking lot
Accessibility
Wheelchair ramp, entrance

Rates

Studio Rental Rates:

Hourly:

- ☐ Studio B – \$40.00 / hour
- ☐ Studio C – \$40.00 / hour
- ☐ Studio D – \$40.00 / hour
- ☐ Studio E – \$40.00 / hour
- ☐ Studio F – \$40.00 / hour

Daily (8 hours in a 12-hour period):

- ☐ Studio B – \$240.00 / day
- ☐ Studio C – \$240.00 / day
- ☐ Studio D – \$240.00 / day
- ☐ Studio E – \$240.00 / day
- ☐ Studio F – \$240.00 / day

Weekly (5 days in a 7-day period)

- ☐ Studio B – \$1000.00 / week
- ☐ Studio C – \$1000.00 / week
- ☐ Studio D – \$1000.00 / week
- ☐ Studio E – \$1000.00 / week
- ☐ Studio F – \$1000.00 / week

GYM RENTAL RATES – Available upon request

On-going Rental Times:

Start Date: _____ End Date: _____ (if no known end date cross out)

Day: _____ Time: _____ TO _____ Hours: _____

Day: _____ Time: _____ TO _____ Hours: _____

Day: _____ Time: _____ TO _____ Hours: _____

Day: _____ Time: _____ TO _____ Hours: _____

Day: _____ Time: _____ TO _____ Hours: _____

Invoices are sent by the middle of the current month. Payment Due by the 1st of the month.

Date: _____ Day: _____ Time: _____ TO _____ Hours: _____

Payment is due on the following date(s): _____

Rules:

1. EXPRESS Dance & Acrobatics LLC Center is not liable for any injury or lost/stolen property.
2. No smoking, burning incense or open flames anywhere in the building.
3. Renters may never leave any equipment, costumes, props or personal belongings anywhere on the premises.
4. Renters agree not to inform any unauthorized person/s of the building alarm code.
5. Renters assume responsibility for the security of the space during each rental period.
6. For any urgent issue that might compromise the structure or safety of the building, please call (House Manager)
7. For accidents, health crises, criminal activities or fires call 911.
8. No propping of the main door. The main door must remain closed during rented time.
9. Renters are not to rehearse/practice/meet in non-rented space.
10. Destiny office & office equipment is off limits to all renters when a Destiny administrator is not present.
11. Renters are responsible for replacing any broken or damaged property caused by renter and/or renter's party.
12. Please do not park in Senior Center Parking Lot
13. Modification. This Agreement may be modified only by a written agreement signed by both parties.
14. Subletting and Assignment. Renter will not assign this Agreement or sublet any part of the Premises.
15. Shared Facilities. Renter knows that the building may be occupied by others during the Term of this lease, including, but not limited to activities of EXPRESS Dance & Acrobatics.
16. Renter is solely responsible for carrying her/his own liability insurance.

EXPRESS Dance & Acrobatics LLC Liability Statement

In submitting and signing this agreement, I certify I have read, understand and will abide by the facility rules and regulations set forth. Renter hereby agrees to hold EXPRESS Dance & Acrobatics, its officers and employees free and harmless from any loss, damage, liability, cost or expense that may arise during and related in any way by the use and occupancy of said facility, to the extent such loss, damage, liability, cost or expense arise out of negligent acts or omissions of the Renter or their students. I, the undersigned, or the company I represent, will be responsible for any damages sustained to the facility. Any lost equipment or damages sustained to EXPRESS Dance & Acrobatics property shall be compensated within seven (7) days. I agree that this reservation is granted with the understanding that EXPRESS Dance & Acrobatics may cancel for any reason and will provide twenty-four (24) hour notice of cancellation.

Signing this agreement assumes full knowledge and acceptance of the above terms

Renter Signature

Date: _____

Print Name