STUDIO A Rental Agreement

Renter Name_____

Street Address_____

City_____ State_____ Zip Code_____

Home Phone_____ Cell Phone_____

E-mail address_____

A. Parties
This agreement, to rent out the Studio A warehouse only, hereinafter referred to as Studio A, made and entered into on _____ between The Studio WLV and _____, hereinafter referred to as Renter.

B. Definitions
'Business Hours' is a term used to mean the normal hours of operation of The Studio WLV. 'Premises' is a term used to mean the entirety of the The Studio WLV property including parking areas, office space, Studio A or warehouse space etc.

C. Rental Space
This agreement allows use of the warehouse room, green screen, and white cyclorama referred to as Studio A, agreed upon by The Studio WLV and Renter. Studio A consists only of the room within the Roll up doors. The restrooms and dressing room within Studio A warehouse of The Studio WLV may be used during rental hours.

D. Purpose
The aforementioned space is to be used solely for the purpose of photography or filming and cannot be used for anything else unless approved by The Studio WLV.

E. Use Dates
Under this agreement, use of the rented space shall commence on _____, at_____and shall end at_____.

The RENTER agrees to quit and surrender the premises to The Studio WLV at the end of the term, in the same condition as date of commencement of this rental agreement, ordinary use and wear thereof excepted.

Time is the essence of the agreement. The time herein granted shall not be extended before or after the event for any purpose without the express permission of The Studio WLV.

F. Rental Terms
RENTER understands that the rental fee for use of Studio A for the Schedule of:
_____
_____
_____

Is _____ dollars of which 50% is payable to reserve the rental date. The remaining 50% will be due at the time of the rental and a credit card number is to be held in the case of incidental expenses or damages.

Liability Insurance
RENTER must show proof of general liability insurance at the time of Rental. No exceptions.

RENTER shall not have access to, or use of areas not listed in section C, (Rental Space), or of THE STUDIO WLV after business hours, without the express permission from THE STUDIO WLV.

RENTER is expected to keep the exterior doors of Studio A warehouse closed and locked after business hours or when rental space is unoccupied after business hours.

RENTER agrees to abide by the requirement that NO SMOKING IS ALLOWED in any indoor areas of THE STUDIO WLV and agrees to monitor any of their guests/students.

RENTER is expected to maintain a professional atmosphere in the building.

RENTER is expected to keep the bathroom tidy and clean due to RENTER'S use of that room.

RENTER must provide all care, food/snacks/beverages, and toiletry needs for their students and restrict them to Studio A at all times. If the rental area, or any portion of the premises, building or grounds, during the terms of this lease, shall be damaged by act, default, or negligence of RENTER or RENTER's colleagues; the RENTER will pay THE STUDIO WLV upon demand such sum as shall be necessary to restore said premises to their original condition.

Clean Up
The RENTER agrees to return the premises in as clean and orderly condition as received at the start of the said lease. Furniture shall be returned to the position it was in at the start of said lease. Should the premises not be returned in such a manner as outlined above, the RENTER will be charged an additional clean-up or breakage fee as determined by THE STUDIO WLV.

G. Indemnification
RENTER agrees to indemnify and defend and save harmless THE STUDIO WLV against any and all claims for personal injury, death, or property damage resulting directly or indirectly from any act, incident or accident, occurring as a result of the acts, errors or omissions, of the RENTER or its students arising in connection with the operations, use or occupancy of the premises by the RENTER.

RENTER agrees to indemnify and defend and save harmless THE STUDIO WLV against any and all claims for personal injury, death, or property damage resulting directly or indirectly from any act, incident or accident, occurring as a result of the acts, errors or omissions, of THE STUDIO WLV or its agents, clients, or employees, arising in connection with the operations, use or occupancy or the premises by the RENTER.

H. General Terms and Conditions of Use and Operation
RENTER agrees that at all times to conduct activities with full regard to public safety, and will observe and abide by all applicable governmental regulations and requests by duly authorized agencies responsible for public safety.

RENTER will comply with all laws of the United States and State of California; all municipal ordinances; and all lawful orders of the police, fire departments, or other municipal authorities; and will not do, nor allow to be done, anything on said premises during the term of this lease in violation of any such laws, ordinances, rules, or orders.

RENTER shall not injure, nor in any manner deface said building or premises; and shall not permit anything to be done whereby said building or premises shall be in any manner injured or marred, or defaced. That if said premises, or any portion of said building or grounds, during the terms of this lease, shall be damaged by act, default, or negligence of RENTER or by any person or persons admitted to said premises by said RENTER, the RENTER will pay THE STUDIO WLV upon demand such sum as shall be necessary to restore said premises to their original condition.

THE STUDIO WLV does not relinquish and does herby retain the right to enforce all necessary laws, rules and regulations, for the management and operations of said premises.

THE STUDIO WLV retains the right to have the office manager enter the premises at any time on any occasion, without restrictions whatsoever.

THE STUDIO WLV reserves the right to eject, or cause to be ejected, from the premises any person in violation of the terms and conditions of this agreement; and neither THE STUDIO WLV nor any of its officers, agents, or employees shall be liable to RENTER for any damages that may be sustained by or through the exercise of such right.

THE STUDIO WLV will not allow beer, wine, liquor, or alcoholic beverages of any kind to be consumed upon said premises.

RENTER agrees to accept all terms and conditions of this agreement. Any decision affecting any matter not herein expressly provided shall rest solely within the discretion of THE STUDIO WLV.

Contract must be signed and returned to THE STUDIO WLV to ensure facility date is held. A signed hardcopy will be forwarded to RENTER.

RENTEE:
The Studio WLV

_____
(The Studio WLV Representative's Signature)

_____
(Printed Name)

_____
(Date)

RENTER:

_____
(Lessee's Signature)

_____
(Printed Name)

_____
(Date)

Credit Card on file:
Name on card:_____

Card #:_____

Expiration date: _____CVC:_____

Signature:_____

This card will be charged only if damages occur and RENTER is informed of charges.