Studio Rental Agreement

My World Dance and Fitness Studio
849 Hiawatha Place South Seattle, WA 98144
(206) 861-2500
Web: www.myworld-df.com / Email: myworld@myworld-df.com

This contract represents an agreement between My World Dance and Fitness (MWDF), and "Renter" as named below. If renter fails to uphold any of the following terms of this agreement, Renter's studio privileges may be revoked.

Renter: _____ Contact: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Purpose of Rental(s):_____

Dates/Times of Rental(s):_____

_____

Start and End Date of Rental(s): _____

Damage Deposit: $75.00 Check #: _____

Rentals:
The MWDF studio space can be rented for rehearsals, classes, workshops and other events/activities as agreed upon. The studio will be rented in blocks of time as follows: one-hour minimum, ½ hour increments. Paid rental time periods include time for early arrival (if applicable) and setup/cleanup time. Space may be booked via mail, email or phone. Space is not guaranteed until a deposit is made and the Rental Agreement has been completed and signed by the renter.

Payment:
Renters will pay before the time of each rental period. Renters MUST pay for all studio space before the time it is used. All checks should be written to My World Dance and Fitness (or "MWDF"). Renters will receive receipts if requested. Receipts will be left on the bulletin board in the studio, e-mailed or mailed to the renter within one month of the payment. A late fee of $15 per month will be charged for any accounts that are past due.

A refundable Damage Deposit of $75.00 is due at the signing of this contract. The Damage Deposit will be returned if there is no damage to the studio, structures, and equipment, and all the conditions listed under the "Housekeeping" section of this contract are met.

For CLASS, WORKSHOP, ACTIVITY or EVENT Rentals:

Class Rate: $25.00/per hour (be sure to include time for setup/cleanup)

Booking: Regularly scheduled weekly classes must be confirmed for a full month in advance. Payment is due prior to the first session of the month. All other classes, workshops, activities, and events must be confirmed at least one week in advance. Payment is due prior to the session, and a $15.00 late fee will be assessed unless prior arrangements have been made for late payment.

Class Cancellation: Space may be cancelled via mail, email or phone with ONE WEEK'S notice. THERE ARE NO REFUNDS. Teachers are encouraged to find substitute teachers and keep the class operating consistently.

For REHEARSAL Rentals:

Rehearsal Rate: $15.00/per hour

Rehearsal Bookings: Rehearsals may be booked in advance at any time.

Rehearsal Cancellation: Space may be cancelled or exchanged via email or phone message with TWO DAYS notice. THERE ARE NO REFUNDS.

MARKETING and PARTICIPANT Recruitment:

Note: Renters are solely responsible for providing their own participants and for marketing their own events, classes, and activities. MWDF will include your class or event on our website and/or in our newsletter if you provide us with the appropriate information.

Shoes:
Street shoes, spiked heels, and cleats are NOT ALLOWED on the dance floor. All street shoes MUST be removed upon entering the studio. Soft-soled, non marking, absolutely clean dance or athletic shoes are allowed on the dance floor. Bare feet and socks are also allowed on the dance floor.

Hours and Occupancy:
The studio will be available for rentals, on a space-available basis, during the following days and times:

Monday – Friday and Sunday	6 a.m. – 10 p.m.
Saturday	6 a.m. – 11 p.m.

Renter will not hold, and will not permit, classes or events involving persons in a given space within the premises, or in the premises as a whole, in excess of the number of persons that are permitted by applicable fire and/or building codes in such space or in the premises as a whole, as applicable. In addition, if the class or event will not end by 10:00 p.m., or if it potentially will disturb other commercial tenants or residential residents (e.g., loud music or over 100 people), Renter will obtain MWDF preapproval. MWDF will coordinate with the ArtSpace Hiawatha Lofts Management Agent. In any such case, advance notice of at least three (3) weeks will be given to MWDF by the Renter with any additional points to be discussed at that time. If applicable:

- Renter must provide security personnel.
- Renter must provide a copy of their banquet and/or liquor license if food and/or alcohol is to be served during a class or event.

- Renter may not charge for alcohol unless a DRAM SHOP insurance policy naming MWDF and ArtSpace Hiawatha Lofts as additional insured has been obtained by Renter and evidence of such insurance has been delivered to MWDF.
- Renter assumes all responsibility for the Building during the gathering hours.

Smoking/Incense/Flames:
No smoking anywhere inside the building. No incense or open flames of any sort.

Props:
Props need to be constructed in such a way that they cause no damage to the dance floor. All props must have felt padding or protective covering on any part that rests on the floor.

Storage:
Renters may NEVER leave any equipment, costumes, props or personal belongings anywhere in the studio, hallway or bathroom.

Keys:
Renters agree not to inform any person of the code for the front door key lock box. Renters may be given a key, which must be dropped in the studio's mail slot after closing up at the end of your event. A renter will be charged a $75 replacement fee for any key lost or not returned.

Security:
Each renter assumes responsibility for the security of the space during each rental period. Renters with keys are required to return the space to a secure state upon leaving by locking up the sound system, locking the door and depositing the key(s) in the studio mail slot, or in the lock box.

Emergencies:
For any emergency situations including accidents, health crises, criminal activities, or fire, call 911. There is no phone available at the studio. It is advised to have a cell phone close at hand.

Damage:
Each renter will assume full responsibility for any damage caused to any part of the entryway, studio, dressing room, bathroom, stereo equipment, floors, windows, mirrors, walls, ceilings, etc. sustained during the renter's scheduled studio time and time in the studio. Each renter agrees to pay in full for repair or replacement of any item or structure damaged by the renters or by performers, collaborators, students or guests invited to MWDF by the renter. Full payment for damage shall be made within ONE MONTH of the damage.

Liability:
Each renter assumes liability for injury of any persons they invite to the space, including but not limited to: injury to students in the renter's class, injury to performers or collaborators in the rehearsal, injury to guests or audience members at a showing.

Housekeeping:
Each renter assumes responsibility for returning the studio to a good state before they leave. All lights, the heater, fans and electrical equipment must be turned off. Trash and litter must be removed to the garbage can by the restroom. Please sweep if necessary, and leave the studio in the best possible condition for the next renter.

All renters who were assigned keys must lock up the studio and drop the keys in the studio's mail slot, or return the keys to the lock box on the door.

Parking:
Street parking is available in the neighborhood, and Metro buses serve the area.

Contracts:

Renters will sign and submit this contract before using MWDF space. Renters will be informed of changes to rental policies.

All of the above is hereby agreed:

Renter: _____
Printed Name, Title

Signature: _____ Date: _____