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Los Angeles Ballet Academy Studio Rental Agreement

This contract represents an agreement between Team Theatrics, Inc. dba Los Angeles Ballet Academy (“LABA”), and “Renter” as named below.

Renter: _____ Contact: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Purposed use of Rental Space: _____

Date(s) of Rental: _____

Start/End Time of Rental(s): _____

Rental: The LABA studio space can be rented for rehearsals, classes, workshops, and other events/activities as agreed upon. The rental space(s) (“Studio”) will be rented in blocks of 60 minutes with a one-hour minimum. Paid rental time periods include time for early arrival (if applicable) and setup/cleanup time. Rental time frame includes set-up and take-down of all decorations, props, table and chair set-up, etc, plus clean-up. Total hours used are calculated from scheduled access time until actual end of cleanup when the Studio is vacated by Renter. A LABA staff member will provide access to the Studio at Renter’s designated access time.

Payment: Studio may be booked via mail, email or phone, but booking is not guaranteed until a 25% non-refundable deposit is made and the Rental Agreement has been completed and signed by Renter. The remaining balance shall be due 7 business days prior to rental date. If Studio is booked less than 48 hours in advance, payment in full is required at the time of booking. Payment methods are credit card, cash, or check (made payable to “Los Angeles Ballet Academy”).

Cancellation: Cancellations made 7 business days or more in advance of the event date will receive a 100% refund, less the 25% non-refundable deposit. Cancellations made less than 6 days will receive a 50% refund, less the 25% non-refundable deposit.

Liability: Renter assumes liability for injury of any persons they invite to the Studio, 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, as well as any damage caused to any part of the Studio, restrooms, lobby, and any furnishing and/or equipment contained therein.

Renter must provide a Certificate of Liability Insurance naming Team Theatrics, Inc. dba Los Angeles Ballet Academy as an additional insured with a minimum per-occurrence coverage of \$1,000,000 personal and property coverage. A copy of the required Certificate of Liability Insurance must be submitted at the time of final payment.

Renter shall abide by the following LABA Policies and Safety Protocols:

COVID-19 Safety Protocols:

- Renter and its agents, including but not limited to its employees, faculty, students, performers, guests, or audience members, shall agree to a Health & Safety check consisting of answering COVID health questions and a temperature scan in order to enter the LABA premises;
- Renter and its agents, including but not limited to its employees, faculty, students, performers, guests, or audience members, must wear a mask or other CDC recommended face covering while in the Studio;
- As part of the Studio clean-up, Renter shall disinfect all high-touch areas, such as ballet barres, door handles, and dance floor in the Studio. Disinfecting supplies and equipment shall be provided by LABA.

Studio Etiquette:

- Street shoes, spiked heels, stiletto heels, and cleats are NOT ALLOWED on the dance floor. All street shoes MUST be removed upon entering the studio. Soft-soled, non-marking, clean dance or athletic shoes are allowed on the dance floor. Bare feet and socks are also allowed on the dance floor;
- Food is prohibited in the Studio, with only water or clear sports drinks permitted inside.
- No smoking, incense, or open flames of any sort are allowed anywhere inside the building;
- Props need to be constructed in such a way that they cause no damage to the dance floor or studio walls. All props must have felt padding or protective covering on any part that rests on the floor or against the wall;
- Renter assumes responsibility for returning the studio in as good or better condition/state before they leave, with trash/litter removed from the Studio and disposed of in waste receptacles located in the lobby

All of the above are hereby agreed upon and it is agreed that Renter shall release, indemnify, keep and save harmless Team Theatrics, Inc. dba Los Angeles Ballet Academy, its agents, officers, employees, or members from any and all responsibility or liability for any and all damages or injury of any kind or nature whatever (including death) to all persons, whether agents or employees of the Renter or persons attending the events for which the premises have been leased, and to all property damage proximately caused by, incident to, resulting from, arising out of, occurring in connection with, the use by the Renter of the premises. The provisions of this section shall include any and all losses, damages, injuries,

settlements, judgments, decrees, awards, fines, penalties, claims, costs and expenses, including reasonable attorney's fees.

By signing this Rental Contract, the Renter acknowledges having read and understood the terms of this contract.

Team Theatrics, Inc.
dba Los Angeles Ballet Academy

Renter

By: _____

By: _____

Name: Gina Gosalvez _____

Name: _____

Date: _____

Date: _____