

STUDIO RENTAL AGREEMENT

TERMS OF USE

By signing this rental agreement, Renter(s) agree to the following:

RATES

Weekdays: Hourly \$25.00, minimum of two (2) hours; Weekends: Hourly \$30.00, minimum of two (2) hours; or Daily (up to 10 hours) for \$200 for both weekdays or weekends. A 50% retainer is required to hold studio and date. The retainer will be applied to final bill and balance will be due on or before the date of your rental. The date and studio are not reserved until retainer and signed rental agreement are submitted to and received by the Studio. The retainer is non-refundable. Payments can be made via Paypal, check, money order or cash. (A \$25 fee will be applied to any NSF checks)

STUDIO & EQUIPMENT SUPPLIED

Renters will be able to use the studio space and the included backdrops and soft box lights. Photographers may utilize the hallways and exterior of the building for their shoots as well, as long as they are not interrupting with the work of any other tenants. Lights, backdrops and other equipment may not be taken out of the studio without permission. Renters may also utilize the restrooms in this building. Renter agrees to report any damage to any equipment or space immediately and agrees to pay for any repair or replacement costs of equipment, furniture, or studio that Renter damages within 3 business days.

USAGE OF SPACE

The premises are to be used for the purpose of a photography/videography/casting studio, including such legal activities, as are necessary and usually incidental to such use. Any activity involving illegal actions, nudity, pornography, racism/discrimination, and materials containing hazardous substances are prohibited. Alcohol, illegal drugs and smoking are all prohibited within the building. The Studio shall have the right to inspect the equipment, studio, and furniture at any time during the rental term.

RULES OF USE

- Please keep your usage within the hours you have reserved the studio. Time extended beyond planned hours will be subject to additional hourly charges. Please arrive on time.
- Be present at all times during the rental.
- Minors should have adult supervision at all times.
- Be respectful of the other tenants in the building –no loud music, etc. coming from the space. Do not interfere with other businesses within the building.
- Clean up all trash or other items prior to leaving. Return studio in the condition you found it. Leaving the studio in a mess is subject to a \$100 cleaning fee and/or banned from future rentals.
- Due to Covid 19 precautions, Renter agrees to comply with any and all current state/local guidelines. Currently, our building requires people wear face masks in common areas, like hallways. Renter will adhere to this rule. On-camera talent may have mask removed while they are in front of the camera. Please do your best to practice social distancing, making sure items are cleaned and not shared, etc.

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LIABILITY

The Renter agrees that Talent Fusion, LLC holds no liability for any damage or injury caused by use of rental items to Renter or any third party. The Renter assumes all risk of personal property damage or personal injury. If any accident involving the Studio's rental items has occurred while it is in the Renter's possession, Renter shall make the Studio aware by written statement of details of occurrence of event including police report and names and addresses of witnesses, if applicable. Renter agrees to get a signed Liability Release from all persons that will be on the premises prior to use of Studio. The Studio will not be held liable for any injuries or accidents to the Renter, Renter's employees, Renter's contractors, Renter's clients, or any and all Renter's visitors that occur within or outside the studio premises. The Studio is not liable for acts out of its control that affect the shoot, such as power outages, weather, emergencies, or Acts of God.

Use of the studio requires the following in advance:

- Signed Studio Rental Agreement
- Payment of Deposit
- Photocopy of Renter's Driver's License

I have read, understand, and agree to the terms set forth in this agreement. I understand this is a temporary rental and does not guarantee the Renter any sublet office space, long-term rentals, or ownership of the space. Renter may not utilize this address and/or advertise this address as a place of their business location.

Renter Signature

Renter (Printed Name)

Date