

FOCAL POINT PRODUCTIONS, LLC

STUDIO RENTAL AGREEMENT

THIS CONTRACT REPRESENTS AN ONGOING LEGALLY BINDING ARRANGEMENT BETWEEN FOCAL POINT PRODUCTIONS, LLC AND "RENTER" AS NAMED BELOW. THE FOLLOWING ARRANGEMENTS APPLY TO EVERY INSTANCE IN THE FUTURE IN WHICH RENTER USES FOCAL POINT PRODUCTIONS, LLC'S SPACE FOR ANY PURPOSE. IF RENTER FAILS TO UPHOLD ANY OF THE FOLLOWING AGREEMENTS, RENTER'S STUDIO PRIVILEGES MAY BE REVOKED

RENTER (FIRST, LAST, BUSINESS):

PHONE:

EMAIL:

PURPOSED USE FOR STUDIO SPACE:

SIGNATURE:

DATE:

SIGNATURE:

DATE:

Rentals

Focal Point Productions, LLC 's studio space is intended for photography. This space can be used for boudoir, newborn, lifestyle, etc.

The studio will be rented in blocks of time as follows:

Hourly (2 hour minimum): \$40/hour

Half Day (4 hours): \$150

Full Day (8 hours): \$275

Space may be booked via email, text, or online through the website.

Payment

Renters will pay before or at the time of each rental period and are encouraged to pay ahead of time as much as possible. Cash, check, debit, and credit are acceptable means of payment. All of these payment methods will be accepted in the lobby at the time of each rehearsal or class, and payment via credit can be made in advance over the phone.

Renters MUST pay for all studio space before or at the time it is used. All rent checks must be written to Focal Point Productions, LLC .

Class, workshop, or rehearsal rentals

Rate: \$40 per hour

Scheduling: Please request timeslots and dates at least 48 hours ahead of time.

Cancellation: Rented space may be canceled via phone or email with a one weeks notice. If a cancellation is arranged after rent has already been paid, the balance will be applied towards future rentals of Focal Point Productions, LLC 's studio by

Conditions of rental

Stereo

A stereo system will be available for use in studio. Please ensure to keep a manageable sound to not disrupt others in the building.

Smoking/Incense/Flames

No smoking anywhere inside the building. No incense or open flames of any sort.

Keys

If given keys, renters commit not to make copies or share the studio key with any other person and return the key provided upon completion of the rental period.

Props

Props need to be constructed in such a way that they can cause no damage to the flooring. The provided studio's props can be used for renters (clawfoot tub, full bed, couches, chairs, etc). Newborn clothes and wraps must be put in the laundry basket when finished.

Usage

Renters have access to Room 1, Room 2, Room 3, and Restroom only and the props and equipment within. Use of client closet is prohibited. Entering the office space or storage space is prohibited. These rooms are labeled.

Security

Each renter assumes responsibility for the security of the space during each rental period. Renters are required to keep the doors locked during their rental period and return the space to a secure state upon leaving by ensuring everyone has left the premises and locking all doors.



Parking

All renters must park *on the street* and should notify their visitors to park *on the street*.

Contracts

Renters will sign this contract before using Focal Point Productions, LLC 's studio space. The signed contract can be emailed to the office contact at focalpointabby@gmail.com

Future policy changes

Focal Point Productions, LLC reserves the right to modify the above rental policies at any time to reflect the concerns and needs of the studio. Renters will be informed of changes to rental policies. By signing this request for rental facilities, the applicant agrees to comply with all of the terms of this agreement. Focal Point Productions, LLC agrees to let the applicant know as soon as possible if their request has been granted and will then agree to make the space available to the requesting group at the time stated.

All of the above are hereby agreed upon, and it is agreed that renters shall release, indemnify, keep and save harmless Focal Point Productions, LLC , its officers, employees, agents, or members from any and all liability or responsibility for any and all damages or injury of any kind or nature whatever 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, resulting from, incident to, occurring in connection with, arising out of, the use by the Renter of the premises.



Emergencies

For any urgent issue that might compromise the safety of the studio or the building, please call the Focal Point Productions, LLC 's Emergency Contact Abby Prokott at 612-272-0778 . For accidents, health crises, criminal activities, or fire, call 911.

Liability

Each renter assumes liability for injury to any persons they invite to the space.

Renters also assume responsibility for any injury that results from the renter's employees, contractors, clients, and any and all of the renter's visitors during their rental period.

Damage

Each renter assumes full responsibility for any damage caused to any part of the studio sustained during the renter's scheduled studio time. Each renter agrees to pay in full for repairing or replacing any item or structure damaged by the renters or by performers, collaborators, or guests invited to the studio.

Full payment for damage will be made within ONE MONTH of the damage. Renters also assume responsibility for any damage that results from the renter's employees, contractors, clients, and any and all of the renter's visitors during their rental period.

Housekeeping

Each renter assumes responsibility for returning the studio to the state they found it upon arrival before they leave. All lights, heater(s), air conditioner(s), and electrical equipment must be turned off. Trash and litter must be removed from the premises. Please sweep if necessary, and leave the studio in clean condition for the next renter.

