

# Dream Beings INC

## Studio Rental Agreement

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**TERMS OF USE:** By signing this rental agreement, Renter(s) agree to the following:

**WEEKEND RATES:** Hourly - \$85.00. Daily - 6 hrs - \$400.00. Equipment is not included in this price, unless otherwise specified herein. Any equipment rental is a separate contract and production insurance is required.

**WEEKDAY RATES:** Hourly \$75.00, Daily - 6hrs - \$300.00. Equipment is not included in this price, unless otherwise specified herein. Any equipment rental is a separate contract and production insurance is required.

### **RETAINER RATES TO HOLD STUDIO:**

A \$100 per hour retainer is required to hold studio and event date. The retainer is due at contract signing. In the event of renter cancelling, the retainer is **non-refundable**.

The date requested and studio are not reserved until retainer and signed rental agreement are submitted to and received by the Studio. Renter will also provide a copy of a photo ID - Front and back, for any and all rentals.

Retainer will be returned within 24hrs of renter vacating the property if studio is returned without any damage, trash charges, or additional charges incurred during event. Any and all damages are the responsibility of renter and a valid credit card number is required at contract signing. Credit card information is held privately, and will not be used for any purpose other than processing payments associated to rentals or damages incurred by renter (s). Credit card information is not needed if renter (s) provide valid COI - Certificate of Insurance - With rental agreement.

### **FREIGHT ELEVATOR:**

The building has allocated freight elevators, and renter (s) are responsible for any and all accidents, damages, or injuries, incurred while renter (s) are using these elevators.

### **PERSON ELEVATOR:**

The building has allocated person elevators, and renter (s) are responsible for any and all accidents, damages, or injuries, incurred while renter (s) are using these elevators.

No large equipment is to be loaded in person elevators. Any oversized equipment or carts must be loaded into freight elevators only.

### **LOADING DOCK:**

There is a 24hr loading dock in the back of the building. Loading dock space is as available. Space cannot be held, or requested. **There is no parking in the loading dock.** Street parking is the only available parking, and is at renter (s) expense.

Any and all trash must be taken to the loading dock by renter (s) at the end of each production. Failure to do so will incur a \$100 fine, paid by renter (s)

### **BUILDING SECURITY:**

The studio and building are under 24hr video surveillance. There is also 24hr security on hand at the entrance of the building.

### STUDIO CHECK IN - OUT:

A studio representative will check the renter (s) in and out of the studio. Access to the building is given only when accompanied by a studio representative.

### OVERTIME CHARGES:

- The lease shall start and end as set forth in this Agreement; set-up and clean-up time must take place during hours set forth in this Agreement.
- An **additional** hourly charge of \$50.00 per hour, will be applied for each additional hour of overtime not designated within the contracted rental hours and terms, as set forth in this Agreement. All OT is billed at hourly intervals. There is no half hour rates. This charge is applied to the daily rate and is in **addition** to the studio hourly rate.

### STUDIO SAFETY RULES AND REGULATIONS:

- Someone from your production must be present at all times during the rental. The space may not be left vacant for any reason during rental without a representative from the studio taking ownership of space, while vacated.
- Event, or production session **must be contained within the studio**. Absolutely no equipment, food, furniture, props, or otherwise is to be put into hallways, or any other areas of the building. This is a violation of the building safety codes and is strictly enforced. Failure to comply with these guidelines will incur a \$1,000.00 fine.
- Minors must have adult supervision at all times. The studio accepts no liability for minors being left or unattended for any reason.
- All trash, production equipment, personal items, and people must vacate the property at the end of rental agreement. Any trash left in the studio will incur a cleaning fee of \$100
- No smoking, alcohol, drugs, illegal substances, fire, firearms, firearm replicas's, paint, explosives, pyrotechnics, atmosphere, haze, fog, or smoke is allowed in the studio without prior studio approval. All use and handling of the above mentioned is prohibited without studio knowledge, and without full descriptions of use, chemical content, and applicable safety officers being listed in rental contract, and agreed upon by a studio affiliate. Smoking is permitted outside the building and it the renter (s) responsibility to discard any cigarette butts responsibly.

### STUDIO & EQUIPMENT SUPPLIED:

The Studio agrees to provide the studio in good working order but makes no special guarantees as to said studios functionality or suitability to renter's purposes.

The studio also provides 3 X C stands and 4 X sand bags for use by renter, at no extra cost.

The Renter is entitled to use the entire studio, and any furniture in the studio at the time of rental.

Any and all furniture needs to be reset as presented at arrival, before vacating the premises.

Use of lighting equipment, camera's, or any other additional production services owned by studio may not be used unless listed as an additional use order, or listed within the rental agreement herein. Any use of studio owned equipment must be discussed and agreed to by studio and renter (s) Prior to renter (s) production and signing of this contract.

An additional equipment contract and production insurance is required for any equipment use outside of general use of the (Space) Or any equipment listed herein as provided with studio.

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.

Renter agrees to return all equipment, studio, and furniture in the condition it was provided and to immediately notify the Studio of any damage, failure, or change in equipment provided. Rental furniture may not be taken outside of the studio.

Please do not move any pieces larger than a single chair without two people present to move it without dragging the legs.

**DAMAGE TO EQUIPMENT, FURNITURE, OR STUDIO:**

Renter agrees to pay for any repair or replacement costs of equipment, furniture, or studio that Renter damages within 3 business days. In the event that the Renter's employees, Renter's contractors, Renter's clients, or any and all Renter's visitors damage any equipment or studio, Renter agrees to pay for any repairs or replacements necessary within 3 business days. Renter agrees to leave the studio free of trash, or a \$100 cleaning fee will be assessed and invoiced.

Failure to return furniture and reset studio equipment to proprietor in the way the studio was rented will also incur a resetting fee of \$50

There is no warranty that rented items are free of defects.

The Renter agrees that the Studio 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.

**LIABILITY:**

Renter agrees to list 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.

All persons listed in agreement agree to release studio from any and all liability, and renters signature accepts responsibility for any and all occurrences while using the space, and agrees to be liable for any and all persons during their production. Studio will not accept any liability for persons in studio while under renter (s) studio agreement.

Use of the studio requires the following in advance:

- Signed Studio Rental Agreement
- Payment of Deposit
- Signed Liability Waiver and Releases for all persons who will be in attendance at the Studio
- Photocopy of Renter's Drivers License

The premises are to be used for the purpose of a photography/videography studio, including such activities, as are necessary and usually incidental to such use.

The Studio shall have the right to inspect the equipment, studio, and furniture at any time during the rental term.

Renter shall make any and all arrangements necessary to permit a representative of the Studio access to the equipment and studio. If a breach of any of the provisions of the Rental Agreement occurs, the Studio has the right to revoke Renter's access to the equipment and studio without any liability to and without prejudice to the Studio, the right to receive rent due or accrued to and including date of revocation.

Returned payment will incur a \$50 charge in addition to rental charges, and will be due within 3 business days of return receipt.

Refund requests must be made in writing and will be responded to promptly by management. If equipment, furniture, or studio is ordered and delivered, but not used, no refund will be approved.

I have read all of the above and fully understand and agree to strictly adhere to each section.

**Renter's Name:****Phone - e- mail:****Signature:****Date:****Studio Representative:****Signature:****Date:**

**Number of persons to be in studio - MUST NOT EXCEED 12 PEOPLE:**

**Persons to be included in rental agreement - Crew - Visitors - Talent - Renter Affiliates:**

<b>Name:</b>	<b>Signature:</b>	<b>Date:</b>
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<b>Name:</b>	<b>Signature:</b>	<b>Date:</b>
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<b>Name:</b>	<b>Signature:</b>	<b>Date:</b>
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**If Call Sheet is available - Please attach file here:**

**PLEASE ATTACH COPIES OF FRONT AND BACK OF DRIVERS LICENSE WITH RENTAL AGREEMENT**

# COVID - 19 COMPLIANCE AGREEMENT

Due to Covid-19 Dream Beings Studio requires everyone renting the studio to comply with the building safety requirements as stipulated below:

- Any and all persons related to the production named in the above rental agreement agrees to wear a mask **at all times** when outside of the studio.
- **No persons shall enter the building or leave the studio without wearing a mask.**
- **NO EXCEPTIONS!**
- Once in the studio any and all covid compliance regulations are the responsibility of the renter (s) and their affiliates.
- The studio does not accept any liability or responsibility to maintain safety guidelines during production. Any and all compliance with safety rules is the sole responsibility of the renter (s) and it's affiliates.
- Dream Beings INC and it's affiliates are not liable or responsible for any persons involved in the above rental agreements health or safety with regard to Covid-19 and will not be held liable for any persons related to the rental agreements health, transmission, or medical expenses, for any reason.
- The renter (s) also agrees to communicate to the studio and it's affiliates, anyone showing symptoms or having tested positive for Covid-19 at anytime during the prior week or following week of the dates in the above rental agreement.
- The renter agrees to take proper safety precautions while inside the studio, and agrees to inform the studio should anyone have tested positive for Covid -19 during renter (s) production period.
- No food, drink, masks or trash will be left by renter (s) in the studio at the end of production.
- The building is under video surveillance and anyone seen on camera not wearing a mask will incur a \$100 fine - Billed to the renter (s)

We are very sensitive to the situation we are all facing, and appreciate your dedication to keeping yourself, your crew members, and others patronizing the building safe at all times.

The person (s) signing this document agree to the above terms, and also accept any and all liabilities associated with failure to comply to regulations written herein.

This contract is entered into between Dream Beings INC and

on the - (Date) -

I **AKA - (Renter)** am the undersigned and have read and understand all the above mentioned rules, safety regulations, and penalties associated with violating these contractual agreements. I the (Renter) also understand that this is a legal binding document, and failure to adhere to this agreement may result in legal action.

I the (Renter) also understand that studio and equipment rates are subject to change and the above mentioned rates are not final. Rates mentioned above may fluctuate, and discounts may also be applied. Final invoice reflects charges incurred by renter and studio. Invoice will be attached to this contract, failure to attach an invoice does not invalidate this contract in any way, nor does it relieve the (Renter ) of liability associated to breach of contract.

RENTER NAME:

Phone - e - mail:

Signature:

Date:

STUDIO REP:

Phone - e - mail:

Signature:

Date: