

State of \_\_\_\_\_

## STUDIO RENTAL AGREEMENT

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This Studio Lease Agreement (this "Agreement") is made by and between \_\_\_\_\_ ("Owner") and \_\_\_\_\_ ("Renter") as of this \_\_\_\_\_, 20\_\_\_. Owner and Renter may be referred to individually as "Party" and collectively as "Parties."

For good and valuable consideration, the sufficiency of which is acknowledged, the Parties agree as follows:

**1. Studio Rental.** Owner agrees to rent to Renter, and Renter agrees to rent from Owner, according to the terms and conditions set forth herein, the following space: a studio and related facilities (the "Studio"), to be used for the purpose described in Section 2.

**2. Purpose of Use.** Renter agrees to rent and use the Studio for the following purpose (the "Purpose"):

\_\_\_\_\_

**3. Rental Period and Access.** (Check one)

Recurring Lease. The rental period will be from \_\_\_\_\_, 20\_\_ (the "Start Date") to \_\_\_\_\_, 20\_\_ (the "End Date"). The Studio will be available to the Renter on the following days: (Check all that apply)  Monday  Tuesday  Wednesday  Thursday  Friday  Saturday  Sunday, from \_\_\_\_\_  AM  PM to \_\_\_\_\_  AM  PM, unless otherwise agreed upon by the Owner.

Single-Day Lease. The rental period will be on \_\_\_\_\_, 20\_\_ (the "Start Date"), and the Studio will be available to the Renter from \_\_\_\_\_  AM  PM to \_\_\_\_\_  AM  PM on that day, unless otherwise agreed upon by the Owner.

**4. Rental Fee and Payment.** (Check one)

Recurring Lease. Renter will pay Owner a (Check one):  monthly  annual  other: \_\_\_\_\_ rent of \$\_\_\_\_\_ for the rental period. Rent will be payable in advance and due no later than the \_\_\_\_\_ day of the payment period.

Single-Day Lease. (Check one)

A non-refundable reservation deposit of \$\_\_\_\_\_ (the "Reservation Deposit") is required upon signing this Agreement, which will be applied towards the total rental fee amount of \$\_\_\_\_\_ (the "Total Rental Fee"). The balance of \$\_\_\_\_\_ is due \_\_\_\_\_ days prior to the Start Date.

A refundable reservation deposit of \$\_\_\_\_\_ (the "Reservation Deposit") is required upon signing this Agreement, which will be applied towards the Total Rental Fee of \$. The balance of \$ is due \_\_\_\_\_ days prior to the Start Date. The Reservation Deposit is refundable until the Total Rental Fee payment is made.

Full payment of \$\_\_\_\_\_ (the "Total Rental Fee") is (Check one):  due and payable upon signing this Agreement  due \_\_\_\_\_ days prior to the Start Date.



Acceptable payment methods. (Check all that apply)

- cash
- credit card
- personal check
- cashier's check
- money order
- electronic transfer
- other: \_\_\_\_\_

Checks should be made payable to: \_\_\_\_\_ [Name] and sent to:  
\_\_\_\_\_ [Address]. A fee of \$ \_\_\_\_\_ will be charged for  
dishonored checks.

**5. Late Fee.** (If applicable)

A late fee will be charged if rent is not paid on time. Rent paid after the \_\_\_\_\_ day of each payment period will be deemed as late; and if rent is not paid within \_\_\_\_\_ days after such due date, Lessee agrees to pay:

- a set late charge of \$ \_\_\_\_\_.
- \_\_\_\_\_ % of the balance due per day for each day that rent is late.

A late fee will NOT be charged.

**6. Security Deposit.** (Check one)

Owner reserves the right to charge a security deposit of \$ \_\_\_\_\_ at the time of reservation. This deposit will be refunded after inspection of the Studio and related facilities, less any deductions for damage or missing items.

A security deposit is NOT required.

**7. Cancellation.** (Check one)

After full payment of the Total Rental Fee, Renter may cancel by notifying Owner at least \_\_\_\_\_ days before the Start Date and receive a \_\_\_\_\_% refund. Cancellations made less than \_\_\_\_\_ days before the Start Date will result in forfeiture of the Total Rental Fee.

After full payment of the Total Rental Fee, the rental cannot be canceled and the Total Rental Fee will be forfeited.

**8. Studio Use and Restrictions.** Renter agrees to the following conditions regarding the use of the Studio: (Check all that apply)

- Smoking is not permitted inside the Studio
- Pets are not permitted in the Studio, except for service animals
- Noise levels must comply with local sound ordinances, typically from 10:00 PM to 8:00 AM



- Garbage and recycling must be placed in designated receptacles
- Use of open flames (e.g., candles, fireworks, lanterns) is not permitted unless prior written approval is obtained
- Decorations must not cause damage or be affixed with nails, screws, staples, or adhesives that leave residue
- Food and beverages are permitted only in designated areas and must be kept away from equipment
- The Studio is to be used for its intended purpose only, and no modifications to the space or equipment are allowed without Owner's consent
- All personal or external equipment must be removed immediately following the rental period
- Capacity limits as specified by the Studio policy must not be exceeded
- Other: \_\_\_\_\_

**9. Cleaning.** (Check one)

- A cleaning fee of \$\_\_\_\_\_ will be charged to the Renter.
- A cleaning fee will NOT be charged to the Renter.

**10. Equipment and Furnishings.** The following items will be provided with the Studio:

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Furnishings and equipment are subject to change without notice. All items provided, including but not limited to chairs, tables, lighting equipment, and decor, must not be removed from the Studio. Any loss of or damage to the Studio's furnishings or equipment exceeding normal wear and tear will be charged to the Renter. The Studio will be inspected by the Owner after the Renter's departure. All contents of the Studio remain the property of the Owner. If any item is damaged or malfunctions, Renter must notify the Owner immediately. Renter is not permitted to alter or rewire any electronic equipment provided with the Studio.

**11. Force Majeure.** (Check one)

- If there is a storm or severe weather and a mandatory evacuation order is issued by state or local authorities, Renter shall be entitled to a full refund if the rental period is for a single day, or a prorated refund for each night Renter is unable to use the Studio. Owner will not be liable, or deemed in default, under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.
- No refunds will be given if there is a storm or severe weather (i.e., hurricane, earthquake, forest fire), even if a mandatory evacuation order has been given. Owner will not be liable, or deemed in default, under this Agreement for any failure to perform or delay in performing any of its obligations due to or arising out of any act not within its control, including, without limitation, acts of God.

**12. Limitation on Liability.** Owner is not responsible for any accidents, injuries, or illness that occur in connection with the Studio. Owner is not responsible for loss of personal belongings or valuables in connection with the Studio. Renter agrees to assume the risk of any harm arising from use of the Studio. UNDER NO CIRCUMSTANCES, AND UNDER NO LEGAL THEORY, INCLUDING TORT, CONTRACT, STRICT LIABILITY, OR OTHERWISE, SHALL OWNER BE LIABLE TO RENTER OR ANY OTHER PERSON FOR ANY DAMAGES OF ANY NATURE WHATSOEVER, INCLUDING ARISING OUT OF OR



RELATING TO THIS AGREEMENT OR RENTER'S RENTAL OF THE STUDIO OR USE OF THE STUDIO. IN NO EVENT WILL OWNER BE LIABLE FOR ANY DAMAGES IN CONNECTION WITH THIS AGREEMENT, EVEN IF RENTER SHALL HAVE BEEN INFORMED OF THE POSSIBILITY OF SUCH DAMAGE.

**13. Indemnification.** Renter acknowledges that the use of the Studio is entirely at their own risk. Renter will indemnify, defend, and hold Owner harmless of and from any and all expenses, costs, damages, suits, actions, or liabilities whatsoever arising from or related to any and all loss of, or damage to, personal property, including injury or death, resulting from the use or occupancy of the Studio.

**14. Violation of Agreement.** If Renter violates any of the terms of this Agreement, including but not limited to Studio Rules and Restrictions, Owner may terminate the rental and Renter will forfeit all fees paid.

**15. Governing Law.** This Agreement and all transactions contemplated by this Agreement will be governed by, and constructed and enforced in accordance with, the laws of the State of \_\_\_\_\_ (not including its conflicts of laws provisions). Any dispute arising from this Agreement shall be resolved through: (Check one)

Court litigation. Disputes shall be resolved in the courts of the State of \_\_\_\_\_.

If either Party brings legal action to enforce its rights under this Agreement, the prevailing party will be entitled to recover from the other Party its expenses (including reasonable attorneys' fees and costs) incurred in connection with the action and any appeal.

Binding arbitration. Binding arbitration shall be conducted in accordance with the rules of the American Arbitration Association.

Mediation.

Mediation, then binding arbitration. If the dispute cannot be resolved through mediation, then the dispute will be resolved through binding arbitration conducted in accordance with the rules of the American Arbitration Association.

**16. Amendments.** This Agreement may be amended or modified only by a written agreement signed by both Owner and Renter.

**17. No Waiver.** Neither Owner nor Renter shall be deemed to have waived any provision of this Agreement or the exercise of any rights held under this Agreement unless such waiver is made expressly and in writing.

**18. Severability.** If any provision of this Agreement is held to be invalid or unenforceable in whole or in part, the remaining provisions shall not be affected and shall continue to be valid and enforceable as though the invalid or unenforceable parts had not been included in this Agreement.

**19. Notices.** Any notice or communication under this Agreement must be in writing and sent via one of the following options:

personally delivered



- sent by overnight courier service
- certified or registered mail (postage prepaid, return receipt requested)
- facsimile
- electronic email transmission
- other: \_\_\_\_\_

**20. Successors and Assigns.** This Agreement will inure to the benefit of and be binding upon Owner, its successors and assigns, and upon Renter and its permitted successors and assigns.

**21. Entire Agreement.** This Agreement represents the entire understanding and agreement between the Parties with respect to the subject matter of this Agreement and supersedes all other negotiations, understandings, and representations (if any) made by and between the Parties.

**22. Miscellaneous.**

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## SIGNATURES

<b>Owner Signature</b>	<b>Owner Name</b>
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<b>Owner Name</b>	<b>Owner Representative Signature</b>	<b>Owner Representative Name and Title</b>
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<b>Renter Signature</b>	<b>Renter Name</b>
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<b>Renter Name</b>	<b>Renter Representative Signature</b>	<b>Renter Representative Name and Title</b>
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