



STAGE RENTAL AGREEMENT

This STAGE RENTAL AGREEMENT is made on this \_\_\_ day of \_\_\_\_\_, 20\_\_, by and between the following, and on the following terms and conditions (the AGREEMENT):

STUDIO 32TEN STUDIOS
3210 Kerner Boulevard, San Rafael, CA 94901
(32TEN STUDIOS).

CLIENT
Name:
Address:
Telephone: ( ) -
Email:
(CLIENT).

PROJECT:
and for no other use or purpose (the USE).

PREMISES: Sound Stage (the STAGE) \_\_\_ Wardrobe and Make up \_\_\_
Production Offices \_\_\_

REQUIRED DATES: \_\_\_\_\_ (the TERM).

DEPOSIT: \$ \_\_\_\_\_, which shall be paid at the time that this AGREEMENT is executed or the STAGE is reserved, whichever comes first.

RENTAL AMOUNT: \$ \_\_\_\_\_ and all other charges and amounts due to 32TEN STUDIOS under this AGREEMENT (the RENT), which shall be payable as follows:

\_\_\_\_\_
\_\_\_\_\_.

In addition to the terms and conditions set forth above, the provisions below the signatures are incorporated herein as if set forth in full.

32TEN STUDIOS

Signature

CLIENT

Signature



## STAGE RENTAL AGREEMENT

**COMPLIANCE WITH LAWS** CLIENT's USE of the STAGE shall be in full compliance with any and all applicable government regulations, zoning, ordinances and laws.

**HAZARDOUS MATERIALS** CLIENT agrees that it will not use, transport or store materials deemed hazardous or toxic by any government agency, or otherwise regulated in any way by any government regulatory agency, within the STAGE or the building in which it is located, without CLIENT's prior written disclosure and request therefor, including descriptions of CLIENT's intended compliant use, storage and transport thereof and 32TEN STUDIOS' prior written consent therefor. If 32TEN STUDIOS is able to so consent, 32TEN STUDIOS' consent therefor may require special additional conditions of and limitations on CLIENT's USE, and additional security deposits from CLIENT.

**ALTERATIONS** CLIENT shall not make or permit to be made any alterations, changes in and/or additions to the STAGE or building in which the STAGE is located, and nothing shall be attached to the hard wall green screen without the prior written consent of 32TEN STUDIOS. .

**INDEMNIFICATION** CLIENT shall hold 32TEN STUDIOS harmless for any and all negligent acts or omissions in connection with the STAGE or its USE. CLIENT further agrees to hold 32TEN STUDIOS harmless from all liability, including worker's compensation claims, and all damages or claims, together with any and all costs and expenses connected therewith, arising out of the injury or death of any person or persons, or injury to property in any way connected with the STAGE or the USE during the term of this AGREEMENT, except as may be caused by the act or omission of 32TEN STUDIOS.

**DEFAULT** Should CLIENT breach this AGREEMENT or default in the performance of any of the covenants, conditions or agreements contained in this AGREEMENT, 32TEN STUDIOS shall have all remedies available under the law, including the right to continue to hold CLIENT responsible during the remaining TERM of this AGREEMENT, to remove CLIENT and to re-enter the STAGE in any manner provided by law. The waiver by 32TEN STUDIOS of any breach by CLIENT of any of the provisions of this AGREEMENT shall not constitute a continuing waiver or a waiver of any subsequent breach by CLIENT either of the same or other provision of this AGREEMENT

**INSURANCE** CLIENT shall maintain and keep in force during the term of this rental agreement, at its sole expense, policies of public liability, property damage, automobile liability and property damage and worker's compensation insurance covering in the amount of at least \$1,000,000.00, and \$2,000,000.00 annual aggregate. CLIENT shall provide a current copy of a certification from its insurance company, which shall be acceptable to 32TEN STUDIOS, and which evidences that 32TEN STUDIOS is named as an additional insured, and that CLIENT's insurance is the primary coverage for any losses during CLIENTS's USE. For CLIENT's convenience an insurance requirements page follows this agreement, which can be delivered to CLIENT's insurance provider.

**DISPUTES** In the event of any litigation or other legal action regarding this AGREEMENT, the STAGE or the USE, the prevailing party shall be entitled to reasonable attorneys' fees and costs.

If any controversy or dispute arises out of or as a result of this AGREEMENT, except for any action for unlawful detainer, CLIENT and 32TEN STUDIOS agree that any such dispute or controversy shall be resolved through mediation and then binding arbitration, in Marin County, California, in accordance with the rules for commercial mediation and arbitration of any provider of dispute resolution services acceptable to CLIENT and 32TEN STUDIOS, and any award may be entered as a judgment by the Superior Court of California.



**STAGE RENTAL  
AGREEMENT**

**MISCELLANEOUS PROVISIONS**

The AGREEMENT constitutes the entire understanding between CLIENT and 32TEN STUDIOS with respect to CLIENT's occupancy and USE of the STAGE, and all prior or contemporaneous agreements, understandings, representations, and statements, oral or written, are merged into this AGREEMENT.

In case any one or more of the provisions contained in this AGREEMENT shall be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this AGREEMENT shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein unless to do so would materially alter the benefits and burdens the parties hereto have bargained for.