

Bright Lights Theatre, Inc.

dba Sunshine Dance

Studio Rental Agreement

515 Crescent Blvd, Glen Ellyn

35 E. North Ave, Glendale Heights

This contract represents an agreement between Bright Lights Theatre, Inc., and “Renter” named below. The following agreements apply to every instance in the future in which Renter uses Bright Lights Theatre, Inc. space for any purpose. If Renter fails to uphold any of the following agreements, Renter’s studio privileges may be revoked.

Renter: _____

Primary Contact: _____

Primary Contact Phone Number: _____

Primary Contact Email Address: _____

Billing Address: _____

Rentals: Bright Lights Theatre, Inc. studio and group room space is intended for movement-based and musical work such as dance or movement rehearsals, classes, workshops, private lessons, and performances. The studio will be rented in blocks of time as follows: ONE (1) hour minimum, ONE HALF (1/2) hour increments thereafter.

Contract/Payment: The signed contract must be signed and delivered to Bright Light Theatre, Inc. at least FIFTEEN (15) days before the rental period. The Rental Fee and Staff Fee must be paid at least SEVEN (7) days before each rental period. All checks must be written to Bright Lights Theatre, Inc. A receipt will be provided upon request.

Rental Space Rates/Fees: Renter will use only the space that is designated in the contact. Use of any other space at the location will be charged accordingly. Future rental agreements may be effected if non designated space is used by Renter. A ONE (1) hour minimum is required for any rental period. Any increments of ONE HALF (1/2) hour will be charged at half the rental rate.

515 Crescent Boulevard, Glen Ellyn:

If both studios are rented for the same day and time period, a \$20/hour discount will be applied.

Studio 1 (36’ x 22’, marley floor, max occupancy 45 individuals): \$40/hour

Studio 2 (32’ x 16’, marley floor, max occupancy 30 individuals): \$40/hour

35 E. North Avenue, Glendale Heights:

If multiple studios/rooms are rented for the same day and time period, a \$20/hour discount will be applied.

Studio 1 (60' x 40', marley floor, max occupancy 155 individuals): \$70/hour

Studio 2 (60' x 20', marley floor, max occupancy 57 individuals): \$50/hour

Studio 3 (36' x 33', marley floor, max occupancy 49 individuals): \$50/hour

Studio 4/Group Room (14' x 14', carpet floor, max occupancy 12 individuals): \$20/hour

REQUESTED RENTAL SPACE(S)/PERIOD:

Location/Studio: _____

Date(s): _____

Time(s): _____

Location/Studio: _____

Date(s): _____

Time(s): _____

Location/Studio: _____

Date(s): _____

Time(s): _____

Staff Fee: Bright Lights Theatre, Inc. will have a staff person on-site during the rental period. A fee of \$15/hour of the rental agreement must be paid at the time of the rental fee. The staff person will be on duty ONE HALF (1/2) HOUR before and after the rental period.

Cancellation: Rental agreement may be cancelled by Renter with TWO (2) days notice prior to the rental date via email to sunshine.dance.info@gmail.com. If a cancellation notification is provided less than TWO (2) days prior to the rental period, the Renter will forfeit 75% of the rental agreement fee (studio/group room rental fee and staff fee).

Rental Rules:

Shoes: Street shoes are absolutely forbidden in the studios and/or group room. All street shoes MUST be removed and left in the lobby.

Sound System: Sound equipment in each studio and/or group room is iPhone and auxiliary cord compatible. *The staff person will provide instruction on how to use the equipment properly.*

Props: All props must be constructed in such a way that they can cause no damage to the studio floor(s). All props must have felt padding on any part that rests on the floor.

Supervision: A ratio of ONE (1) adult per FIFTEEN (15) children (ages 1 to 14 years old) must be provided by Renter during the rental period.

Damage: Renter will assume full responsibility for any damage caused to any part of Bright Lights Theatre, Inc., premises including but not limited to the lobbies, studios, back rooms, group room, bathrooms, hallways, stereo equipment, floors, windows, mirrors, walls, ceilings, etc. which are sustained during Renter's agreement date/time. Renter agrees to pay in full for repair or replacement of any item or structure damaged by Renters or by performers, collaborators, or guests invited to Bright Lights Theatre, Inc. by Renter. Bright Lights Theatre, Inc. will obtain an estimate for all necessary repairs, and Renter agrees to make payment in full for all such damages within THIRTY (30) days of receipt of the copy of the estimate for repairs.

Storage: Renter may not leave any equipment, costumes, props, or personal belongings anywhere in the studio and/or group room, hallway, lobby, bathroom, or other space at the rented facility.

Housekeeping: Renter assumes responsibility for returning the studio(s) or group room in a good state before they leave. All trash must be placed in the provided trash bins.

The on-duty staff person will adjust the blinds, turn off all lights and equipment, and empty the trash bins and sweep/vacuum the studio/group room floors.

Parking: Renter and invited persons using the studio(s)/group room must park in the available parking spots in the parking lot of Concorde Green Shopping Center (for North Avenue location) or use street parking/metered lots available (for Crescent Boulevard location).

Liability: Renter assumes liability for any bodily injury (including death) sustained by Renter and any persons Renter has invited into the rental space during the rental period, including but not limited to any injury sustained in the lobbies, studios, back rooms, group room, hallways, and bathrooms. At least SEVEN (7) days prior to the rental period, Renter shall provide a Certificate of Insurance as evidence of General Liability policy issued by a carrier licensed to do business in the state of Illinois, limits of not less than \$1,000,000 combined single limit per occurrence for bodily injury and property damage, with a \$2,000,000 general aggregate. The Certificate of Insurance shall name Bright Lights Theatre, Inc., its officers, directors, employees, and agents as primary non-contributory additional insured for all activities and/or operations of Renter at or upon Bright Lights Theatre Inc.'s premises.

Indemnification: To the fullest extent permitted by law, Renter hereby agrees to indemnify, defend (at Renter's sole cost and expense), and hold harmless Bright Light Theatre Inc., its officers, directors, employees, and agents, from and against any claims for bodily injury, death, or damage to property, which are caused by, arise out of, or are in any way incident to or connected with Renter's activities and/or operations at or upon Bright Lights Theatre Inc.'s premises and/or use of any portion of Bright Lights Theatre Inc.'s premises. The provisions of this section shall include any and all losses, damages, injuries, settlements, judgments, decrees, awards, fines, penalties, claims, costs

and expenses, including reasonable attorney fees. Renter's indemnification and defense obligations hereunder shall extend to claims occurring after this Agreement is terminated as well as while it is in force, and shall continue until any such claim is finally adjudicated, and any and all actions against Bright Lights Theatre Inc. for any such matters which are indemnified hereunder are fully and finally barred by all applicable laws.

Nothing confined in this rental agreement shall render Renter an employee, partner, or joint-venturer with Bright Lights Theater Inc. for any purpose. Renter shall have no claim against Bright Lights Theatre Inc. hereunder or otherwise for benefits of any kind, including but not limited to, worker's compensation or health or disability benefits.

By signing this rental agreement, Renter agrees to comply with the terms of the agreement. Renter also acknowledges having read and understood the term of this contract and that the contract is binding both on the parties and the organizations they represent.

RENTER: _____

ORGANIZATION: _____

SIGNATURE: _____

DATE: _____

BRIGHT LIGHTS THEATRE, INC. Owner: Jared Titus

SIGNATURE: _____

DATE: _____

TOTAL CONTRACT AMOUNT: _____

Rental Fee: _____

Staff Fee: _____