



Integral Ballet Program  
Integral Movement Arts  
1842 Merrick Rd, Merrick NY 11566  
516.442.1590  
integralmovement@yahoo.com

### Studio Space Rental Contract

This agreement dated \_\_\_\_\_ is made between Integral Ballet School, whose address is 1842 Merrick Rd in Merrick, NY 11566, referred to as "Integral", and \_\_\_\_\_ referred to as "Renter."

1. Term of Agreement: Integral hereby agrees to offer the main studio to the Renter for classes. This agreement will begin \_\_\_\_\_ and will end at Integral's discretion. Renter will give two week's notice to end agreement.
2. Space Rental Fees: The Renter will pay \_\_\_\_\_ per hour for use of studio. A security payment of two sessions is due at signing of agreement. Each session is payable two weeks prior to reserved time and is non-refundable. If no payment is made, the space will not be available.
3. Non cancellation clause: No refunds or credits are accepted. Renter will pay for all time slots written or verbally agreed upon in this contract.
4. Special Terms: Integral has little space for storage. It does not supply storage space for Renter's equipment. Any equipment brought in requires felt strip on the bottom. Use of studio stereo is not permitted without express consent of Integral's management. There is a refundable \$50 fee for use of musical equipment. Any Integral equipment damage, no matter the degree of damage, by Renter will be replaced in full and immediately by Renter. The floor cannot be wet, scraped, or dirtied. Damage to the floor will require a complete replacement of both underlying sprung floor and Marley overlay.
5. Rental fee differs depending on studio use. Renter will inform Integral of any changes are made to nature of the rental. Integral holds the right to terminate rental agreement if nature of rental is changed and no longer is in keeping with Integral's mission or is in direct conflict with Integral's business.
6. Integral reserves the right to use the space at any time as long as two week notice has been given to the Renter.
7. Waiver of Liability: Prior to Renter's first session, the Renter is responsible for assuring that all participants (including parents of underage children) associated with his/her group signs an approved, Renter-supplied Waiver of Liability form. Forms are to be left with Integral's management for records.
8. Insurance: Renter agrees to be responsible for any and all injuries to its invitees that should occur while on premises. The Renter acknowledges that all activities in which the Renter engages in at Integral are of the Renter's own election and take at the Renter's own risk and hereby agrees that Renter will not hold Integral Movement Arts, Erin Drennan or any of its faculty or staff, employees, members, officers or directors responsible in any way for injuries sustained or illnesses contracted or any other form of loss sustained by the Renter. The preceding waiver shall apply equally to any other dance school included in Integral's programs. Furthermore, Renter agrees not to allow anyone into the space that has not signed a waiver.
  - a. Renter should be professional insured. There is a \$50 fee if Renter chooses to be added to Integral's liability policy as additionally insured.
9. Marketing: All Renter promotions are to be handled by Renter.
10. A refundable deposit of \$150 is required as a security deposit. This amount shall be returned to renter upon the conclusion of the rental agreement as long as no damage to studio equipment, space, floor or to any other property of Integral is incurred.

11. Integral is not responsible for getting keys to the Renter. Renter must make an appointment to pick up keys if renting before or after office hours. A refundable deposit of \$150 is required for each set of keys borrowed. Keys must be returned within three business days after Renter's last session. Failure to return keys within three days will result in forfeit of deposit.
12. The Renter agrees to adhere to all the space policies outlined below: (Please note that Integral reserves the right to cancel your contract if you fail to uphold any of these policies.)
  - a. No street shoes in the studio space
  - b. No Food or Drinks permitted in studio space. The Renter is responsible to clean up any and all trash left in the lobby
  - c. No candles, matches or any other source of fire permitted in the studio
  - d. Reset the studio to the original state each time you leave. The Renter is responsible for leaving the studio reset according to the list below. Failure to do so will result in a \$100 fine.
    - i. Close curtains to lobby and back door
    - ii. Close bathroom door
    - iii. Set heat at 65 degrees from November through March, turn off AC from April-October
    - iv. Turn off lights in studio and lobby, do not turn front sign off or on
    - v. Make sure no water is running in bathroom, toilet and faucet
    - vi. Make sure back and front doors are locked and front curtains are pulled

Signatures: Both Integral and Renter agree to the above contract

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Integral Ballet School Representative

Date

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Renter

Date