



SUBLET CONTRACT FOR MUSICAL REHEARSAL SPACE 1950 Cotner Avenue Los Angeles, CA 90025

This Sublet Contract ("Agreement") is made and entered into on _____ ("Effective Date") by and between Sound Pressure Labs LLC ("Lessor") and _____ ("Lessee") for the rental of a lockout room for musicians' rehearsal space ("Premises"). SPACE NUMBER _____.

TERM AND RENT

1. The term of this Agreement is for a period of one (1) year, commencing on [DATE] _____ and ending on [DATE] _____.
2. The rent for the Premises is \$35 per hour for small space \$350 a week or \$45 and hour \$750 per month small spaces \$450 per week or \$1,000 per month medium spaces \$55 an hour \$500 a week or \$1,500 for large spaces, payable in advance.
3. A 10% discount on recording time and equipment rental for events will be applied.

USE OF PREMISES

1. The Premises shall be used exclusively for musical rehearsal purposes.
2. Lessee must provide all equipment.
3. Electricity and restroom access are included in the rent.
4. The Premises is available 24 hours a day, 7 days a week.
5. No overnight residences or sleeping is allowed on the premises.
6. The space must be kept clean and tidy.
7. Sound Pressure Labs is not responsible for lost damaged or stolen equipment. LEESSE IS RESPONSIBLE FOR SPACE LOCK AND SECURITY. Property Management will need a copy of key for safety and access for emergency

GUEST POLICY

1. One guest per musician is allowed.

HOUSE RULES

1. Food consumption is allowed in the dining area or kitchen area only.
2. Alcohol consumption is allowed, but must be kept to a reasonable level. No one under 21 years old is allowed to consume alcohol on the premises. No smoking, vaping or consumption of illicit drugs on property
3. Any violation of this rule may result in immediate eviction.

PAYMENT TERMS

1. Rent is due in advance.
2. A \$1,000 to \$1,500 deposit is required, which will be refunded upon vacation of space.
3. Late payment will result in a secondary lock being applied to the Premises until payment is made.
4. After 30 days of non-payment, termination of this Agreement will be requested.

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TERMINATION

1. This Agreement is for a term of one (1) year.
2. A 30-day written termination notice is required prior to vacating the Premises.
3. Upon termination, all space rented must be vacated.

ADDITIONAL SERVICES

1. A 10% discount on advertising on the LED screen with visibility on the 405 freeway (normal price: \$2,000/month).
2. Printing and print media services, including T-shirts, banners, and flyers, are available.
3. Immersive studio rehearsal is available for \$100 per hour. recording studio is available \$250 per hour mastering and mixing sessions are available at mutiple sister studios. Quote upon request.

ENTIRE AGREEMENT

This Agreement constitutes the entire understanding between the parties and supersedes all prior agreements, understandings, and discussions.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the California and the federal laws of the United States.

By signing below, the parties acknowledge that they have read, understand, and agree to be bound by the terms and conditions of this Agreement.

SOUND PRESSURE LABS LLC

Signature: _____
Date: _____

LESSER

Signature: _____
Date: _____

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