



This contract represents an agreement between AOK! Fitness and “Renter” as named below. If renter fails to uphold any of the following terms of this agreement, Renter’s studio privileges may be revoked.

Renter:

Contact:

Organization:

Address:

City: State: Zip:

Phone:

Email:

Rentals:

AOK! Fitness Main Studio (Initial Each Section That Applies)

150 capacity with lobby entrance

This space is perfect for large group meetings, dance rehearsals and workshops for large troupes and staging production runs!

4000 sq feet with 60 feet of mirrors as well as sprung hardwood floor

Purpose of Rental(s):

Dates/Times of Rental(s):

Start and End Date of Rental(s):

- Minimum Rental 2 hours at \$75/hour: Initial:
Total This Rental
- Sound equipment including wireless mic available with \$50 Damage Deposit, Refundable at end of rental agreement. Initial:

- Optional Seating/table set-up for 25 available for \$40. Initial:
Total of 4 tables

- Linens coverings provided by renter: Initial
- Cleaning FEE of \$100 required for Rentals with food/beverage -50% will be refunded with rentals with food/beverage if renter returns studio in clean condition within rental timeframe. Initial:
- Key Fee if Rental is outside of AOK! Fitness Operating Hours \$20/Replacements for lost or stolen key at \$75/key Initial:

Paid rental time periods include time for early arrival (if applicable) and setup/cleanup time. Space may be booked via mail, email or phone. Space is not guaranteed until a deposit is made and the Rental Agreement has been completed and signed by the renter. All fees & deposits are non-refundable unless otherwise noted.

Special Notes:

AOK! Fitness – Studio B (Initial Each Section That Applies)

40 capacity

This space is perfect for Mid-size group meetings, dance rehearsals and workshops for individuals, duets or small groups!

1000 sq feet with 3 sides of mirrors as well as sprung hardwood floor

Purpose of Rental(s):

Dates/Times of Rental(s):

Start and End Date of Rental(s):

- Minimum Rental 2 hours at \$30/hour: Initial:
Total this rental:
- Sound equipment including wireless mic available with \$50 Damage Deposit, Refundable at end of rental agreement. Initial:
- Optional Seating/table set-up for 25 available for \$40. Initial:
Total of 4 tables
 - Linens coverings provided by renter: Initial
- Cleaning FEE of \$100 required for Rentals with food/beverage -50% will be refunded with rentals with food/beverage if renter returns studio in clean condition within rental timeframe. Initial:
- Key Fee if Rental is outside of AOK! Fitness Operating Hours \$20
Replacements for lost or stolen key \$75/key Initial:

AOK! Fitness – Yoga Lounge (Initial Each Section That Applies)

30 Capacity

This space is perfect for small group meetings, tranquil space for meditation/yoga workshops, massage therapy as well as dance rehearsals and workshops for individuals or small groups!

4000 sq feet with 30 feet of mirrors as well as plyo rubber flooring. Attached En-suite & separate entrance.

Purpose of Rental(s):

Dates/Times of Rental(s):

Start and End Date of Rental(s):

- Minimum Rental 2 hours at \$35/hour: Initial:
Total this rental:
- Sound equipment including wireless mic available with \$50 Damage Deposit, Refundable at end of rental agreement. Initial:
- Optional Seating/table set-up for 25 available for \$40. Initial:
Total of 4 tables
- Linens coverings provided by renter: Initial
- Cleaning FEE of \$100 required for Rentals with food/beverage -50% will be refunded with rentals with food/beverage if renter returns studio in clean condition within rental timeframe. Initial:
- Key Fee if Rental is outside of AOK! Fitness Operating Hours \$20
Replacements for lost or stolen key \$75/key Initial:

- For Both Studio B & Yoga Lounge Rentals:

Paid rental time periods include time for early arrival (if applicable) and setup/cleanup time. Space may be booked via mail, email or phone. Space is not guaranteed until a deposit is made and the Rental Agreement has been completed and signed by the renter. All fees & deposits are non-refundable unless otherwise noted.

Special Notes:

Payment:

Renters will pay before the time of each rental period. Renters MUST pay for all studio space before the time it is used. All checks should be written to AOK! Fitness, LTD. Renters will receive receipt if requested.

For CLASS, WORKSHOP, ACTIVITY or EVENT Rentals:

Booking: Regularly scheduled rentals with a minimum of 3 month commitment will receive a 10% discount and must be paid in full. Commitments can be made for longer than 3 months but at least 3 months must be paid in advance for discount. All other months must be paid 30 days in advance. There are No Refunds of any rental fees should your event be cancelled. There is a rescheduling fee of \$20 once your rental is booked.

MARKETING and PARTICIPANT Recruitment:

Note: Renters are solely responsible for providing their own participants and for marketing their own events, classes, and activities. AOK! Fitness will include your class or event on our website if you provide us with the appropriate information

- Registration/Admin and Marketing Assistance can be provided with a 15% payment of all funds collected due AOK! upon completion of event.
- Shoes:** Cleats are NOT ALLOWED on the dance floor. All street shoes MUST be removed upon entering the studio whenever rental spaces are used for dance workshops.. Soft-soled, non marking, absolutely clean dance or athletic shoes are allowed on the studio's floors. Bare feet and socks are also allowed.
- Hours and Occupancy:** The studio will be available for rentals, on a space-available basis, during the following days and times:

Monday – Friday 6am – 9pm

Saturday 6 a.m. – 11 pm

Sunday 6 a.m. – 7pm

Renter will not hold, and will not permit, classes or events involving persons in a given space within the premises, or in the premises as a whole, in excess of the number of persons that are permitted by applicable fire and/or building codes in such space or in the premises as a whole, as applicable.

- Renter provides Certificate of Insurance for all physical activities and provides Participation waiver for all classes, workshops and rehearsal releasing AOK! Fitness from all liability must be provided at signing of this contract. (Attach copy of both waiver & insurance certificate)
- Renter must provide security personnel for any fundraising rental or when alcohol is served.
- Renter must provide a copy of their banquet and/or liquor license if food and/or alcohol is to be served during a class or event.
- Renter may not charge for alcohol unless a DRAM SHOP insurance policy naming AOK! Fitness, LTD as additional insured has been obtained by Renter and evidence of such insurance has been delivered to AOK! Fitness, LTD.
- Renter assumes all responsibility for the Building during the gathering hours.

Initial:**AOK! Fitness Rep:****Date:** ____/____/____

General Rules On Site:

Smoking/Incense/Flames:

No smoking anywhere inside the building. No incense or open flames of any sort.

Props:

Props need to be constructed in such a way that they cause no damage to the dance floor. All props must have felt padding or protective covering on any part that rests on the floor.

Storage:

Renters may NEVER leave any equipment, costumes, props or personal belongings anywhere in the studio, hallway or bathroom. If storage is needed of any type please note:

Keys:

Renters agree not to inform any person of the code for the front door key lock box. Renters may be given a key, which must be dropped in the studio's mail slot after closing up at the end of your event. A renter will be charged a \$75 replacement fee for any key lost or not returned.

Security:

Each renter assumes responsibility for the security of the space during each rental period. Renters with keys are required to return the space to a secure state upon leaving by locking up the sound system, locking the door and depositing the key(s) in the studio mail slot, or in the lock box.

Emergencies:

For any emergency situations including accidents, health crises, criminal activities, or fire, call 911. There is a landline phone available at the studio but it is advised to have a cell phone close at hand.

Damage:

Each renter will assume full responsibility for any damage caused to any part of the entryway, studio, bathrooms, stereo equipment, floors, windows, mirrors, walls, ceilings, etc. sustained during the renter's scheduled studio time and time in the studio. Each renter agrees to pay in full for repair or replacement of any item or structure damaged by the renters or by performers, collaborators, students or guests invited to AOK! Fitness by the renter. Full payment for damage shall be made within 30 days of the damage assessment and if estimates are needed for repair.

Liability:

Each renter assumes liability for injury of any persons they invite to the space, including but not limited to: injury to students in the renter's class, injury to performers or collaborators in the rehearsal, injury to guests or audience members at a showing.

Housekeeping:

Each renter assumes responsibility for returning the studio to a good state before they leave. All lights, the heater, fans and electrical equipment must be turned off. Trash and litter must be removed from the premises. Please sweep if necessary, and leave the studio in the best possible condition for the next renter.

Parking: Ample Parking is provided with snow removal.

I have read, understand & fully agree to the terms of AOK! Fitness, LTD Agreement

Signature Responsible Renter Date: ____/____/____

Signature AOK! Fitness Acting Agent Date: ____/____/____