

UNITY YOGA CO-OP SPACE RENTAL AGREEMENT

This Facility Rental Agreement ("Agreement") is entered into by and between Unity Human Performance LLC ("Owner"), located at 147 W. Washington St., Marquette, MI 49855 ("Premises"), and the individual or entity identified below ("Renter"). By signing this Agreement, Renter agrees to comply with all terms, conditions, and studio rules outlined below.

1. RENTAL DETAILS

- **Renter Name / Organization:** _____
- **Authorized Representative:** _____
- **Email Address:** _____
- **Phone Number:** _____
- **Rental Date(s):** _____
- **Rental Setup Start Time:** _____ **Rental Cleanup End Time:** _____
- **Purpose of Rental:** _____

2. FINANCIAL TERMS

- **Hourly Rental Rate:** \$_____ / hour
- **Total Rental Fee Due:** \$_____
- **Mandatory Cleaning Deposit:** \$50.00 (*Refundable if space is left in pristine condition*)
- **Payment Policy:** Full payment and cleaning deposit must be paid upfront to secure the calendar reservation.
- **Cancellation Policy:** Renter must submit all scheduling updates or cancellations at least 1 week before the start of the next calendar month. One-off event bookings canceled more than 7 days in advance receive a 100% refund.

3. HOUSE RULES

Renter agrees to strictly enforce the following operational rules with all of their attendees:

- **Shoe-Free Zone:** Ensure all facilitators and event participants remove their outdoor footwear at the entryway before stepping into the main room.
- **Prohibited Items:** Do not bring or use controlled substances anywhere on the premises. Burning incense and using strong essential oils are strictly prohibited to protect the environment and sensitive community members.
- **Leave No Trace:** Renter must return the space to its original condition or better before departure. All studio mats, blocks, blankets, and chairs used must be wiped down with the provided disinfectant, and restacked neatly in their designated storage areas.
- **Scheduled Use Only:** Renter is authorized to use the facility strictly during agreed dates and times. The rental block includes setup and cleanup.
- **Open Communication & Damage Reporting:** Keep direct lines of communication open with leadership. Renter must notify Unity Leadership immediately if any studio property, equipment, or building structure is damaged during the rental block.

4. LIABILITY, INDEMNITY & INSURANCE

- **Liability Waiver:** Renter assumes all risk of loss, damage, or injury to persons or property within the studio space. Unity Human Performance LLC is not liable for injuries sustained by the Renter, their staff, clients, or event guests.
- **Indemnity:** Renter agrees to indemnify, defend, and hold Unity Human Performance LLC harmless from any liability, loss, damage, cost, or expense (including attorney fees) based on any claim related to personal injury, death, or property damage arising out of Renter's use of the premises.
- **Commercial Insurance:** For commercial, group, or public workshop use, the Renter must provide a Certificate of Insurance (COI) proving a minimum of **\$1,000,000 General Liability coverage**, naming **Unity Human Performance LLC** as an "Additionally Insured." This certificate must be provided 48 hours prior to the event.
- **Property Damage Financials:** Repair or replacement costs for any damage reported or discovered will be deducted from the cleaning deposit. Any excess costs will be billed directly to the Renter.

5. ACCESS & STAFF SUPPORT

- **On-Site Representative:** A Unity Human Performance LLC staff member will be present on-site to unlock the facility, greet the Renter, and remain available to answer questions and assist with facility operations.
- **Departure Check-out:** At the conclusion of the rental block, the Renter must check out with the on-site Unity staff member to verify the condition of the space and confirm compliance with the "Leave No Trace" protocol.

6. LEGAL VENUE OPERATIONS

- **Master Lease Obedience:** Renter hereby agrees to abide by all requirements and obligations placed upon Unity Human Performance LLC by its master building lease for 147 W. Washington St. Renter shall not conduct any activity that violates local ordinances or disrupts neighboring building tenants.
- **No Property Alterations:** Renter may not alter, remodel, paint, drill into, nail into, or improve any part of the premises.
- **Assignment Restrictions:** Renter may not assign, sublet, or transfer their reserved time block or interest in the premises to any other party.
- **Default Remedies:** If Renter fails to perform any obligations under this agreement or violates venue rules, Owner may instantly terminate the rental block, remove the Renter from the premises, and retain all fees. Renter remains liable for any repair costs required to restore the space to pristine condition.

7. ACKNOWLEDGMENT AND SIGNATURE

By signing below, I certify that I have read, understood, and agree to stand by the terms, operational guardrails, and financial responsibilities outlined in this Unity Space Rental Agreement.

Renter Signature: _____ **Date:** _____

Unity Human Performance LLC Representative: _____ **Date:** _____