

## **STUDIO RENTAL CONTRACT**

**THIS STUDIO RENTAL AGREEMENT (hereinafter "Agreement") made this day \_\_\_\_\_**  
**between:**

Christine Little dba "Spiral Dance"  
332 Water St.  
Hallowell, ME 04347

**AND**

\_\_\_\_\_ of

\_\_\_\_\_, \_\_\_\_\_  
(Hereinafter "Rental Party")

**In regards to the property:** The River Studio, located at  
332 Water Street.  
Hallowell, ME 04347  
(Hereinafter "Premises")

Christine Little and Rental Party do hereby agree to the terms set out in this Agreement, as follows:

### **1. GENERAL PROVISIONS**

The Rental Party shall use the Premises for the following activities and for no other purpose: The Studio is for use as a professional meeting space for both group and private healing arts classes and instruction.

### **2. LENGTH OF AGREEMENT**

This is a Rental Part-at-will agreement and can be suspended at any time by either party.

### **3. PAYMENT SCHEDULE AND DETAILS**

*Prices of classes are set by individual teachers.*

A. The Rental rates for use of the Studio are 30% of monthly income generated by the Rental Party through regular classes and private instruction, with a minimum fee of \$20 per class, unless canceled at least 6 hours prior to the scheduled start time. For regularly scheduled classes rent should be paid within three (3) days of the last day of each month, with a copy of your attendance/income sheet attached. Payment should be made in the form of checks only, payable to Christine Little.

B. Workshop rental for the studio is as follows (\*with ½ hour before and after for prep & clean up) :

- \$100 for up to 2 hour rental
- \$150 for 2 ½ - 4 hour rental
- \$300 for 4 ½ - 8 hour rental

### **4. RENTAL PARTY REQUIREMENTS**

**The rental party agrees to maintain the entryway and studio in the following manner:**

**Entryway:** Ensure that the floor and bench are completely clear of student shoes and belongings.

***Do not allow shoes to be worn in the studio.***

**Entryway:** After class, the rental party checks to see that no belongings are left in the entryway.

**General:** The key to the Premises is located in the Lock Box (combination provided separately) to the Left of the shared/side entrance. Upon leaving the Premises the door must be locked and the key returned to the Lock Box.

**Studio:** The fresh air system must be turned on prior to the start of class and turned off at the end.

**Studio:** After class the rental party shall ensure that the studio floor has been dry mopped in preparation for the next user. Yoga mats must be wiped with the cleaner provided and returned to the storage box. The closet door in the studio must be closed. All windows must be closed and all shades should be lowered.

**Studio:** Candles may only be used with express permission of Christine Little and proper protection

for the floor. Otherwise, no open flames permitted!

**General:** Rental Party must begin and end classes on time to permit adequate transition for the next activity (\*with ½ hour before and after for prep & clean up).

**General:** Rental Party will adhere to the highest moral and ethical standards in the practice of teaching healing arts. Studio Owner will attend classes, on occasion & at no charge, to ensure quality and support accurate marketing.

**Specific to Teachers Only:** If Rental Party wishes to have a substitute instructor in their absence, *other than current regular Rental Parties at The River Studio*, they may do so only with advance approval from Christine Little.

## **5. IMPROVEMENTS AND REPAIRS**

Rental Party shall make no alterations or improvements to the Premises without first obtaining the express written consent of Christine Little. Christine Little shall also be solely responsible for repairs or improvements to the structure and to the exterior of the building.

## **6. INSURANCE**

Rental Party will be responsible for providing Christine Little with proof of current valid liability insurance for teaching yoga and/or healing arts classes and all Student Information and Waiver Forms (see p. 3) completed by students. \* The following must be listed as an "Additional Insured": Spiral Dance, Christine Little & Mark Kmen, 332 Water St. Hallowell, Maine 04347

Christine Little shall maintain insurance on the Building and Premises @ 332 Water Street, Hallowell in such amounts as deemed appropriate.

Rental Party is responsible for any damages to the Premises by themselves or their patrons. If the Premises or any other part of the Building is damaged by fire or other casualty resulting from any act or negligence of Rental Party or any of Rental Party's agents, or invitees, Rental Party shall be responsible for the cost of repair not covered by the cost of insurance.

## **7. PARKING**

Rental Parties and their students may park in either the upper or lower paved lots.

## **8. AMENDMENT OF AGREEMENT**

Any amendment or modification of this Agreement or additional obligation assumed by the Rental Party in connection with this Agreement will only be binding if evidenced in writing signed by both parties.

*Christine Little may from time to time disseminate other provisions regarding the maintenance and use of the Premises.*

## **10. LEGAL FEES**

If the Rental Party is in breach of this Agreement, and Christine Little finds it necessary to enforce this Agreement or collect rental or other damages, through an attorney or in a legal action, Christine Little shall be indemnified by the Rental Party for any reasonable attorney's fees, court costs and out-of-pocket costs which in any way relate to or are precipitated by the breach of this Agreement by the Rental Party.

## **11. SURRENDER OF PREMISES**

At the expiration of the Agreement, the Rental Party shall immediately surrender the Premises in the same condition of the Agreement. Reasonable use and wear thereof and damages by the elements excepted.

## **12. GOVERNING LAW**

This Agreement shall be governed and construed in accordance with the laws of the State of Maine.

**Christine Little and the Rental Party hereby indicate by their signatures below that they have read and agree with the terms and conditions of this Agreement in its entirety.**

Christine Little

Rental Party:

Signature: \_\_\_\_\_

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_



## Contact Information & Waiver Form

**Name**

**Email**

**Address**

**Phone**

**How did you hear about us?**

☐ Website    ☐ Friend    ☐ Facebook    ☐ Instagram    ☐ Signage    ☐ Flyer

**What are you looking for in your yoga, dance or body based practice?**

☐ Improved health                      ☐ Flexibility                      ☐ Fitness  
☐ Stress Relief                      ☐ General good feeling                      ☐ Spirituality  
☐ Community                      ☐ Other: \_\_\_\_\_

**Would you like to receive information on upcoming events from The River Studio?**

☐ Yes                      ☐ No

**Instructor's Name** \_\_\_\_\_

### Liability Waiver

I \_\_\_\_\_ understand that yoga, dance and other body based practices are not a substitute for medical attention, examination, diagnosis or treatment and have the potential to lead to orthopedic, muscular and other issues, including acute, as well as repetitive injuries. I affirm that I alone am responsible to decide whether to participate in these practices with the full knowledge that I control which movements to engage in and which to refrain from, based upon my physical condition. I understand that The River Studio instructors are not medical professionals and cannot advise me as to the appropriate movements to be performed with an assurance of complete safety. In the event that I sustain an injury during activities while on the premises of The River Studio, including those not specifically listed above, I hereby agree to hold the River Studio Harmless from liability and irrevocably release and waive any claims that I have now or hereafter against The River Studio, Christine Little, Mark Kmen, or the above named instructor.