



#26-6355 Kennedy Road, Mississauga ON L5T 2L5 Ph: 416-651-2224 Fax: 416-651-2224 E: info@abcstudios.ca Web: www.abcstudios.ca

Studio Rental Agreement for One Time Use

This lease agreement is made and effective _____, by and between ABCi STUDIOS and _____ (renter).

ABCi STUDIOS hereby provides a limited and revocable license for use of the "Studio" located at #26-6355 Kennedy, Mississauga, ON L5T 2L5 on _____, for the hours of _____ to _____.

Total Studio Rental \$_____.

PAYMENT:

The rental rate for Studio is \$50 per hour, \$450 per full day (8-10 Hours), \$250 (4-6 Hours). Fresh coat of white paint is an additional \$50 for the cyclorama wall.

A deposit of \$200 is due upon signing of this agreement to hold the Studio reservation. Balance is due upon arrival of the date of rental. Cash, Email money transfer, or credit cards are accepted. Deposit will be applied to rental fee. The balance rental fee will be charged to the card listed below if cancellation occurs.

Return of Deposit is based on the following notification:

Less than 48 Hours
NO REFUND

2-5 Days
50% Credit Towards Future Rental

5 Days or More
100% Credit Towards Future Rental

CREDIT CARD AUTHORIZATION FOR DEPOSIT:

Name on Card _____

Card No. _____ Expiration _____

Billing address _____

TERMS OF USE

By signing the rental agreement, the host agrees to the following:

Studio may be used for legal business activities only. The studio may be used for photography, videography or similar, with the exception of those activities that require nudity.

There is absolutely NO SMOKING or ALCOHOL in the building. Smoking is allowed outside the building. Renter is responsible for clean up of smoking related debris (ashes, cigarettes, etc) before leaving.

you can:

- use the bathroom
- use the kitchen
- use the microwave

you can't:

- use the offices, or computers
- eat our food/drink(s)
- use OUR equipment (unless you rented it also)

ARRIVE AND LEAVE ON TIME

Rental starts and ends as set forth in this Agreement
 All set-up and clean up time must take place during hours set forth in this Agreement

BE RESPECTFUL OF OUR NEIGHBOURS AND OTHER TENANTS

- Be present at all times during the rental.
- Keep the event contained within the studio.
- Keep doors closed while music is on.
- Maintain adult supervision of minors at all times; keep minors out of the parking area.
- Clean up trash or other items on premises prior to leaving.

COMPLY WITH ALL LOCAL ORDINANCES & LAWS

- Promptly respond to requests of management to turn down or turn off noise.
- Secure parental permission forms for work being performed by minors.
- Secure model releases for all individuals participating on camera.
- Secure any necessary permits.
- Renter assumes legal and financial responsibility for any violations resulting from their event.

STUDIO & EQUIPMENT SUPPLIED

ABCi STUDIOS agrees to provide the studio in good working order, but makes no special guarantees as to said studios functionality or suitability to Renter's purposes. Company is not liable for acts out of its control that affect the shoot, such as power outages, weather or emergencies. In such cases, ABCi STUDIOS will refund a prorated portion of Renter's payment. Renter agrees to return all equipment in the condition it was provided and to notify personnel of ABCi STUDIOS of any damage, failure, or change in equipment provided.

The following equipment, props, light, etc will be supplied to Renter:

Rate for Rental of Above Listed Equipment: \$_____

DAMAGE TO EQUIPMENT OR STUDIO

The renter agrees to pay for any repair costs of equipment or studio that he/she damages. In the event that the renter’s assistant/s or model/s damages any equipment, he/she agrees to pay for any repairs necessary. The renter agrees to leave the studio in the condition it was found, **or a \$100 cleaning fee will be assessed and charged to the credit card on file.**

LIABILITY

Renter agrees to get assigned Liability Release for all persons, models or employees on premises before use of Studio. ABCi STUDIOS or Indusite/Bentall (building owner) will not be held liable for any injuries or accidents to either the renter, renter’s assistants, renter’s models, or renters clients that occur within or outside the studio premises.

Use of the studio requires the following in advance.

1. Signed Studio Rental Agreement
2. Payment of Deposit
3. Signed Liability Waiver and Releases for all persons who will be in attendance at the Studio
4. Photocopy of Renter’s Drivers License
5. Certificate of General Liability Insurance (may be required)

If ABCi STUDIOS finds it necessary to require General Liability Insurance the following minimums will apply

- Commercial General Liability deemed primary and non-contributory
- \$1,000,000 Per Occurrence and Annual Aggregate
- Must name ABCi STUDIOS as an additional insured

The premises are to be used for the purpose of a photography/videography studio, including such activities, as are necessary and usually incidental to such use. ABCi STUDIOS shall have the right to inspect the equipment and/or studio at any time during the rental term. You shall make any and all arrangements necessary to permit an employee of ABCi STUDIOS access to the equipment and/or studio. If a breach of any of the provisions of the Rental Contract occurs, ABCi STUDIOS has the right to revoke your access to the equipment and/or studio without any liability to you, and without prejudice to ABCi STUDIOS, the right to receive rent due or accrued to, including date of revocation.

Signed: _____ Date: _____

Renter: _____ Daytime #: _____

Address: _____

I have read all of the above and fully understand and agree to strictly adhere to each section.

Email to info@abcistudios.ca