



Star Potential Studios

60 Six Point Road
Etobicoke, ON M8Z 2X2
416-207-0916

www.starpotentialstudios.com

RENTAL AGREEMENT

This contract represents an agreement between Star Potential Studios (SPS) and

NAME OF RENTER: _____

ADDRESS: _____

CONTACT INFORMATION

NAME: _____

TELEPHONE: _____

RENTAL DETAILS

This agreement describes the conditions under which SPS agrees to rent its facilities for an agreed rental fee.

RENTAL DATE: _____

TIMES: _____

The "RENTER" will be conducting a _____
(TYPE OF EVENT)

This contract allows the "renter" to have use of the following areas:

1. Reception/Lounge
2. Bar
3. Auditorium
4. Stage
5. Back Stage/Dance Studio

FACILITY RENTAL:

\$500.00 + HST (4 hours or less, excluding technician fee)

\$300.00 + HST (2 hours or less, excluding Instructor or technician fee(s))*

*If this event exceeds 30 people in attendance, additional fees may apply.

A \$200.00 refundable Security deposit (by cheque made payable to *Star Potential Studios*) is required upon renting the facility, which will be refunded provided the facility is left in the state prior to the rental event.

Each additional hour is \$75.00 + HST + \$20.00 per hour for technician.

A discount of 10% will be applied to the rental cost if the Renter rents for 2 consecutive days. If the Renter rents for 3 or more consecutive days the discount will be 15%. There will be no discount on technician fees.

PAYMENT: A non-refundable \$100.00 rental fee is required upon the signing of the contract. The balance of payment is due no fewer than 7 days prior to the day of the rental, including any additional costs and/or technical support. Refundable damage deposit of \$200.00 will be collected on the day of payment of the balance.

GENERAL TERMS & CONDITIONS

The Renter understands and agrees to the following:

1. The Renter will obtain liability insurance for the entire event for accidents or damages caused as result of their activities. The Renter further agrees to provide a Certificate of Insurance to SPS prior to the rental occasion. Should the Renter fail to provide a valid certificate of insurance, SPS reserves the right to deny entry and/or access to the facility, and the Renter shall forfeit any payments received by SPS. The Renter is responsible for any damages caused while it is in their possession, whether that damage is caused by the Renter and/or its staff, patrons, performers, etc. For private events, such as birthday parties and other social type gatherings, the renter is fully responsible for any accidents that may occur during the rental period and a Hold Harmless Agreement (attached) must be signed.
2. Maintain the stage floor in the condition it was provided on the day of the event, not alter or paint the floor, and shall not fix any set pieces to the floor.
3. Remove all materials brought in by the end of the rental day, unless otherwise agreed upon with the Theatre. The Renter must incur all related costs/revenues lost by SPS should the theatre not be returned to its original state by the agreed upon hours in the contract.
4. The Renter is responsible for ensuring that their performer's requirements, over and above the standard facilities provided by SPS are deemed satisfactory (e.g. stools, special carpeting, risers, props, DVD player, laptop, etc.). SPS will NOT provide these items.
5. Keep all occupied areas of the theatre in a clean and tidy manner, and leave the facility in the same manner that it was received on the day of the event. The Renter is responsible for cleanup of all waste materials. A clean up fee of \$200.00, covered by the damage deposit, will be charged if the auditorium & facility is left in a state requiring additional cleanup of waste generated by the rental group.
6. Only SPS's lighting and/or sound equipment may be used. Only SPS technicians may change, alter or modify equipment where/if necessary.
7. The Renter is responsible for ensuring they have the appropriate/requisite SOCAN, RESOUND or other licencing required for their performances and must pay all associated fees. SPS will not be held responsible for any copyright infringements on the part of a Renter.

RESTRICTIONS AND CONSIDERATIONS

1. There are to be no pyrotechnics in the theatre at any time.
2. There is to be no smoking at any time in the building or on stage.
3. There are to be NO alcoholic beverages brought onto SPS's premises, unless an independent liquor license is obtained and the rules from Alcohol and Gaming Commission of Ontario are adhered to. SPS will require a copy of the Special Occasion Permit prior to the event.
4. Posters, signs and decorations may not be affixed in any way to walls in the building without permission from the Facility Manager. If permission is granted, interior decorations must be affixed with painter's tape.
5. The Renter shall ensure that the following rule is obeyed at all times: Food consumption in the theatre, dance studio/back stage, and reception/lounge areas is permitted as long as waste is disposed of in the garbage bins. The Renter is responsible for all food waste collection. For general waste, refer to section 5 of the General Terms & Conditions.

TICKET SALES AND PROMOTIONS

1. The Renter will be responsible for all promotion and advertising and will not associate SPS with the event in any way other than as a venue for the performance.
2. The Renter may not use SPS's mailing lists, SPS's website or SPS's promotional and social media tools to promote the event.
3. The Renter is responsible for printing and selling their own tickets.

TECHNICAL REQUIREMENTS

1. An SPS technician must be on hand at all times to ensure proper and safe use of the facility and equipment.
2. A mandatory SPS theatre technician will be provided for a full-day rental (minimum 4 hours). Lighting and sound operation is a paid activity, which must be done by a certified technician provided only by SPS. The mandatory fee for a technician is a flat fee of \$100.00 for 4 hours. Additional hours will be charged at a rate of \$20.00 per hour, per technician. If the event is 2 hours or less, the technician fee is \$50.00 per hour, per technician.
3. **Technical services include:**
 - Technical Equipment Set-up
 - Operation of lightning or sound equipment
 - Operation of projection (if needed)
 - Troubleshooting and assistance
4. The Renter will provide a detailed outline of what technical equipment is required, in writing, to Star Potential Studios no later than 1 week prior to the event. Technical services cannot be guaranteed without a minimum of one weeks' notice.

5. Lighting Equipment Available:

In the rental agreement, SPS will provide the following equipment:

- Stage Lighting: standard no gel-wash

- Projector/screen

6. Sound Equipment Available (Technician or Instructor use ONLY)

- Two stand microphones
- CD player
- Two speakers
- One overhead stage microphone
- Connection for other digital devices
- Overhead Projector

7. Any additional sound requirements must be coordinated through and approved by the Theatre one week prior to the rental.

CANCELLATION POLICY

In the event that the Renter must cancel after the full rental payment was made, SPS has a right to retain the non-refundable deposit of \$100.00 and will refund the balance of the rental fee to the Renter.

Attrition Clause:

Star Potential Studios has a duty to mitigate on behalf of the Renter. If the dates of cancellation can be re-booked by Star Potential Studios within a month period, the amount of the non-refundable fee deposit will be reduced to \$50.00 for administration costs.

Both parties have read the terms listed in this Rental Agreement and understand the terms as identified.

For and behalf of SPS

For and behalf of the Renter

Name: _____

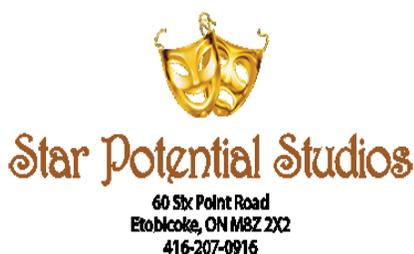
Name: _____

Signature: _____

Signature: _____

Date: _____

Date: _____



Star Potential Studios and Musical Arts Academy

Liability Waiver

All participants and students must complete this form before participating in any classes, rehearsals and camps at Star Potential Studios (SPS) and Musical Arts Academy (MAA). If participant is under age 18, a parent or guardian must also sign this form.

Admission to class and/or rehearsal will not be granted if this form is not received prior to class and is not properly signed.

Waiver of Liability I, _____, recognize and understand the risks of physical injury inherent to dance and dance training and I fully assume those risks. I hereby release SPS and MAA, its affiliates dance studios, event sponsors, employees and dance teachers from all liability for injuries sustained or illnesses contracted while attending or participating in any dance classes, rehearsals, workshops, or performances. I agree to indemnify, defend, and hold harmless SPS and MAA its affiliate dance studios, event sponsors, employees and dance teachers for liabilities, costs and judgments arising from acts of omissions committed by me or my child which result in injury or damage to any person or property. Students age three and under may not be left at the school without a parent or a guardian. Students age four and up may be left at the school as long as the parent is accessible to the teacher and receptionist by phone. SPS and MAA has no responsibility for consequences that may occur as a result of the child left without a parent or guardian. Initials: _____

Protection of Property I understand and agree that it is my sole responsibility to safeguard my personal property while attending or participating in any classes, rehearsals, workshops, or performances. I hereby release SPS and MAA, its affiliate dance studios, event sponsors, employees and dance teachers from all liability for loss or damage to my personal property while attending or participating in classes, rehearsals, workshops, or performances. I also agree to abide by any rules, regulations and policies set forth by SPS and MAA. Initials: _____

Medical Attention In case of physical injury or medical emergency, I hereby authorize SPS and MAA to make necessary arrangements to transport myself or my child to a medical treatment facility as necessary. All such transportation and medical treatment will be at my sole cost and expense. In extreme emergency, or if my child is under 18 years of age, I understand that SPS and MAA will attempt to notify the person(s) I have named below as my emergency contact(s) of my condition and how to reach me. Initials: _____

Photo Release SPS and MAA reserves the right to use photographs and videos taken during classes, workshops, performances, or other affiliated events for the purposes of instruction, advertising and promoting SPS and MAA and its programs. Students, or parents of students who are minors, who do not wish to comply with this policy must notify SPS and MAA prior to participation in class.

Initials: _____

Acknowledgement of Waiver In signing this Release, I acknowledge and represent that I have fully informed myself of the content of the waiver and hold harmless agreement by reading it before I sign it, and I understand that I sign this document as my own free act and deed; no oral representations, statements, or inducements, apart from the written statement, have been made. I further state that I am at least eighteen (18) years of age and am fully competent to sign this agreement; and that I execute this release for full, adequate, and complete consideration fully intending to be bound by the same. I further state that there are no health-related reasons or problems which preclude or restrict my or my child's participation in this activity, and that I will pay any medical costs that may be attendant as a result of injury to me or my child.

Name of Participant/Student (Please Print)

Date

Signature of Parent/Guardian (if under 18)

Date