



STUDIO RENTAL AGREEMENT

STERLING YOGA & WELLNESS CENTER
393 VANDIUM ROAD SUITE 201 & 202, PITTSBURGH PA 15243
(412) 260 – 0533

WEB: WWW.STERLINGYOGA.COM EMAIL: STERLINGYOGA@VERIZON.NET

This contract represents an agreement between STERLING YOGA & WELLNESS CENTER (SYWC), 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: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

Purpose of Rental(s): _____

Dates/Times of Rental(s): _____

Start and End Date of Rental(s): _____

Damage Deposit: **\$75.00** Check #: _____

- Rental Rate:
- _____ \$15/hr. Rehearsal or Private Lesson (1-2 Students)
 - _____ \$30/hr. Class in Emerald Studio – Max 20 Students - 'L' Shaped - Contains Dinette
 - Studio Dimensions: 21 x 15 feet, with additional 12 x 5 feet; 375sq feet
 - _____ \$50/hr. Class in Amethyst Studio – Max 45 Students - 'L' Shaped – Contains Rope Wall
 - Studio Dimensions: 21 x 29 feet; with additional 27 x 12 feet 933 sq feet
 - _____ \$30/hr. Private Event with 4 Hour minimum (Shower, Birthday Party, etc.)
 - *Tables & Chairs are included
 - _____ \$45/hr. Specialty Event (Paid Entry Event)
 - _____ \$250 Performance Space – 5 hours including any set up/down.
 - _____ \$700min Four (4) Hour Commercial Video Shoot
 - _____ \$1200min Eight (8) Hour Commercial Video Shoot

Studio Amenities:

- Dedicated lobby
- Sprung Wood Floors
- Small Breakroom
- Large Mirrors
- Multi-Stall Bathrooms
- Use of Props & Folding Chairs
- Water Coolers
- Sound System with Audio Input
- Central Heat and Air
- Lots of Off-Street Parking
- Natural Light
- Beautiful Nature Surroundings

RENTALS:

The SYWC studio spaces can be rented for rehearsals, classes, workshops, private events, commercial video shoots, and other events/activities as agreed upon. The studio will be rented in blocks of time as follows: one-hour minimum, ½ hour increments, with exceptions for use as an event, performance space, or for commercial video shoots. Paid rental time periods must include time for setup/cleanup time. Space may be booked via email, phone, or in person. Space is not guaranteed until a deposit is made and the RENTAL AGREEMENT has been completed and signed by the RENTER and SYWC. Your rental time frame must include set-up and tear-down of all decoration, food prep, table and chair set up, etc., plus clean-up. Total hours used are calculated from scheduled access time until actual end of clean-up when the building is locked. Additional time is pro-rated per ½ hour over scheduled time.

Please be courteous. Studio rentals may be back to back with another rental or our classes. Therefore, rental times must be respected.

Payment:

RENTERS will pay before the time of each rental period. Renters MUST pay for all studio space before the time it is used. Payments can be made with Cash, Check, or Credit Card. All checks should be written out to STERLING YOGA & WELLNESS CENTER. A late fee of \$15 per month will be charged for any accounts that are past due.

A refundable Damage Deposit of \$75.00 is due at the signing of this contract. The Damage Deposit will be returned if there is no damage to the studio, structures, and equipment, and all the conditions listed under the "Housekeeping" section of this contract are met.

For REHERSAL/PRIVATE LESSON rental:

Rate: \$15/hour (be sure to include rental time for set-up/clean-up, early arrival. Be respectful of your scheduled time; and there is a pro-rated charge for going over.)

Bookings: May be booked in advance at any time. Payment is due prior to the rehearsal.

Cancellation: Space may be cancelled or exchanged via email or phone with TWO DAYS notice. THERE ARE NO REFUNDS.

For CLASS rental:

Rate: \$30-50/hour (be sure to include rental time for set-up/clean-up, early arrival. Be respectful of your scheduled time; and there is a pro-rated charge for going over.)

Booking: Regularly scheduled weekly classes must be confirmed for a full month in advance. Payment is due prior to the first session of the month, or before the 5th of the month, whichever comes first.

Cancellation: Space may be cancelled via email or phone with ONE WEEK'S notice. THERE ARE NO REFUNDS.

Teachers are encouraged to find substitute teacher and keep the class operating consistently.

For EVENT rental:

Rate: \$30/Hour Private Event, or \$45/hour Specialty Event (be sure to include rental time for set-up/clean-up, early arrival. Be respectful of your scheduled time; and there is a pro-rated charge for going over.)

Bookings: May be booked in advance at least 1.5 month in advance. Payment is due 2 weeks prior to the session.

Cancellation: Space may be cancelled via email or phone with TWO WEEKS notice for a FULL REFUND. If cancelled with LESS THAN TWO WEEKS notice, you will be charged a \$15/hr. CANCELLATION FEE.

For PERFORMANCE SPACE rental:

Rate: \$250 for 5 hours. This time includes set-up and clean-up, and there is an additional charge of \$25 per ½ hour that goes over the scheduled time.

Bookings: Must be booked at least 2 months in advance. In addition to the Damage Deposit, 25% is due at signing of the RENTAL AGREEMENT, and remainder is due ONE MONTH before session.

Cancellation: Space may be cancelled via email or phone with TWO WEEK'S notice for a FULL REFUND. If cancelled with LESS THAN TWO WEEK'S notice, you will be charged a \$75 CANCELLATION FEE.

For COMMERCIAL VIDEO SHOOT rental:

Rate: \$700-\$1200 minimum. Please discuss your rate with SYWC.

Bookings: Must be booked at least 4 months in advance. In addition to the Damage Deposit, 25% is due at Signing of the RENTAL AGREEMENT, and remainder is due 6 weeks before session.

Cancellation: Space may be cancelled via email or phone with ONE MONTH notice for A PARTIAL REFUND; you will be charged a \$125 CANCELLATION FEE. If cancelled with LESS THAN ONE MONTH'S notice, you will be charged 30% of your rental rate.

MARKETING and PARTICIPANT Recruitment:

Renters are responsible for providing their own participants and for marketing their own events, classes, and activities.

Shoes:

For classes and workshops: street shoes, spiked heels, stiletto heels, and cleats are NOT ALLOWED on the studio floor. Soft-soled, non-marking, absolutely clean dance or athletic shoes are allowed on the studio floor. Bare feet and socks are also allowed on the studio floor.

Hours and Occupancy:

The studio will be available for rentals, on a space-available basis.

Renter will not hold, and will not permit, classes or events involving persons in a given space with 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. In addition, if the class or event will not end by 10:00 P.M., or potentially will disturb other commercial tenants or residential residents, Renter will obtain SYWC preapproval.

Smoking/Flames:

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

Storage:

Renters may NEVER leave any equipment, costumes, props or personal belongings anywhere in the studio, hallway or bathroom.

Keys and Key Deposit Agreement:

Renters who were given a key are required to drop the key in the studio's mail slot after closing up at the end of your

event. A renter will be CHARGED \$175.00 if any key lost or not returned so we can change locks, and give keys to all of our teachers.

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 all doors and depositing the key(s) in the mail slot.

Emergencies:

For any emergency situations including accidents, health crisis, criminal activities, or fire, call 911. There is no phone at the studio. It is advised to have a cell phone on you at all times.

Damage:

Each renter will assume full responsibility for any damage cause to any part of the entryway, studio, bathroom, equipment, floors, windows, mirrors, wall, ceiling, 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 SYWC by the renter. Full payment for damage shall be made within ONE MONTH of the damage.

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. Renter's may be requested to provide certificate of liability insurance.

Housekeeping:

Each renter assumes responsibility for returning the studio to a good state before they leave. All ceiling lights, fans, and electrical equipment must be turned off; and the thermostat turned to AUTO. Trash and litter must be removed to the dumpster outside. Please sweep and mop if necessary, and leave the studio in the best possible condition for the next user.

While SYWC provides major janitorial assistance, including toilet paper, hand towels, and a clean facility for your rental, you play a significant role in keeping the studio clean. You must leave the studio in as good or better condition than when you found it. Your damage deposit may be affected if the condition of the studio at the end of your rental is unsatisfactory.

Parking:

There is ample parking in our parking lot.

Optional Additional Fees for your event:

- Front Desk/Facilities Manager: \$20/hour
- Small Tables: \$5/each
- Large Tables: \$8/each
- Instructor: \$50/hour
- Performance: Please contact for rate. Based on number of dancers.

All of the above is hereby agreed:

Renter: _____
Printed Name, Title

Signature: _____ Date: _____

Studio Signature: _____ Date: _____