



STUDIO RENTAL AGREEMENT

Cine Rent West (“Lessor”)  
2580 NW Upshur St  
Portland, OR 97210  
503.228.2048 (Telephone)  
503.228.1789 (Fax)  
chris@cinerentwest.com

Please read, complete, sign and date this Agreement and return it prior to studio shoot day, along with your deposit, at least two (2) days prior to the Reservation Date. Reservation Dates will be confirmed at such time as Lessor receives the deposit and both parties have executed this Rental Agreement. Lessor will promptly return to you a fully executed copy of this Rental Agreement if Lessor agrees to such rental.

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

Lessee: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: \_\_\_\_\_

Requested Rental Reservation Date(s): \_\_\_\_\_

Enclosed deposit (50% of Base Rental fee): \_\_\_\_\_

Upon Lessor’s acceptance of this Agreement, as evidenced by Lessor’s signature below, Lessor and Lessee (the “Parties”) agree to be bound by the terms of this Rental Agreement.

**Rental Rates:**

Rental Rates are listed on daily basis with the rental day beginning at 8:00 A.M. and ending at 6:00 P.M.

Prep/Strike \$750.00 per day

Shoot Day \$950.00 per day

Overtime \$100.00 per hour

**Payment:**

The balance of the rental payment may be made by cash, check or visa/ MC (sorry, no American Express) must be tendered prior to, or on the morning of, the Reservation Date. Cash payments shall be personally delivered to the Studio manager at the Studio. Check or money order payments shall be made payable to "Cine Rent West" and should be delivered to the Studio address.

**Cancellations:**

Lessor will fully refund Lessee's deposit if written notice is given 24 hours prior to the Reservation Date. Failure to provide such notice will result in Lessor's retention of the deposit. Lessor reserves the right to refuse or cancel reservations at Lessor's sole discretion. If Lessor must cancel the reservation for any reason, Lessee will receive a full refund of its deposit, as its sole remedy.

**Studio Use:**

Lessee agrees to use the Studio for the purpose of photography shooting only (unless otherwise agreed to herein by Lessor). Lessee agrees to leave the Studio in the same condition as it was at the beginning of the Reservation Date (original condition). If Lessee fails to leave the Studio in the original condition, Lessee shall promptly pay to Lessor the greater of a \$250.00 cleaning fee, or the actual cleaning & repair cost to return the Studio to the original condition. Lessee shall also remove all personal items, props, wardrobe, set build, etc. as directed by the Studio Manager. If Lessee fails to remove such items, Lessee shall promptly pay to Lessor the greater of \$100.00 or the actual cleaning and removal costs.

**Liability:**

Lessee shall be liable to Lessor for any loss or damage occurred by Lessee as a result of any usage of the Studio or personal property by Lessee, its employees, agents or invitees. Furthermore, Lessee agrees to hold Lessor, its managers, members harmless from personal injury or property damage sustained by Lessee, Lessee's agents or invitees while leasing the Studio. Lessor is not an insurer of Lessee's person or possessions. Lessee agrees that all of Lessee's person and property on the Studio shall be at the risk of Lessee. Lessee further agrees that except for instances of gross negligence or willful misconduct of Lessor, Lessor shall not be liable for any damage to the person or property of Lessee or any other person occupying or visiting the Studio. Accordingly, Lessee agrees to indemnify Lessor, Lessor's managers, members for any loss, cost, liability or expense (including reasonable attorneys' fees) which is incurred by Lessor for any act or nonact, other than through Lessor's gross negligence or willful misconduct.

Lessee is solely responsible for the safety and well-being of any models or personnel that Lessee engages and understands that if Lessor or its agent feels that dangerous or negligent practices or activities are being engaged in the Studio, Lessor has the right to end the engagement and require Lessee and its agents and invitees to vacate the Studio immediately without refund of the rental payment. Lessee is solely responsible for verifying that all models employed during the rental arrangement are of legal age for the activities which they are engaged. Lessor has no responsibility to determine or verify the age of participants in Lessee's activities but reserves the right to end those activities if Lessor or its agent becomes aware that there is a work age violation.

Lessee agrees that person(s) representing Lessor may be present in the Studio at all times during the rental period.

**Insurance:**

Prior to the Reservation Date, Lessee shall provide to Lessor a certificate of insurance which evidences Lessee's coverage under a public liability insurance policy which shall include bodily injury and property damage coverage in an amount not less than \$1,000,000.00. The certificate of insurance shall list Lessor, Cine Rent West, as additional insureds.

**Equipment:**

Various types of photographic equipment are available for rental to the experienced user. If Lessee rents equipment from the Studio, the Studio agrees to provide equipment in good working order but makes no representations about the equipment's suitability for Lessee's purposes.

IN WITNESS WHEREOF, the Parties execute this Rental Agreement as follows:

LESSEE:

LESSOR:

\_\_\_\_\_  
Authorized Representative

\_\_\_\_\_  
Authorized Representative

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

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