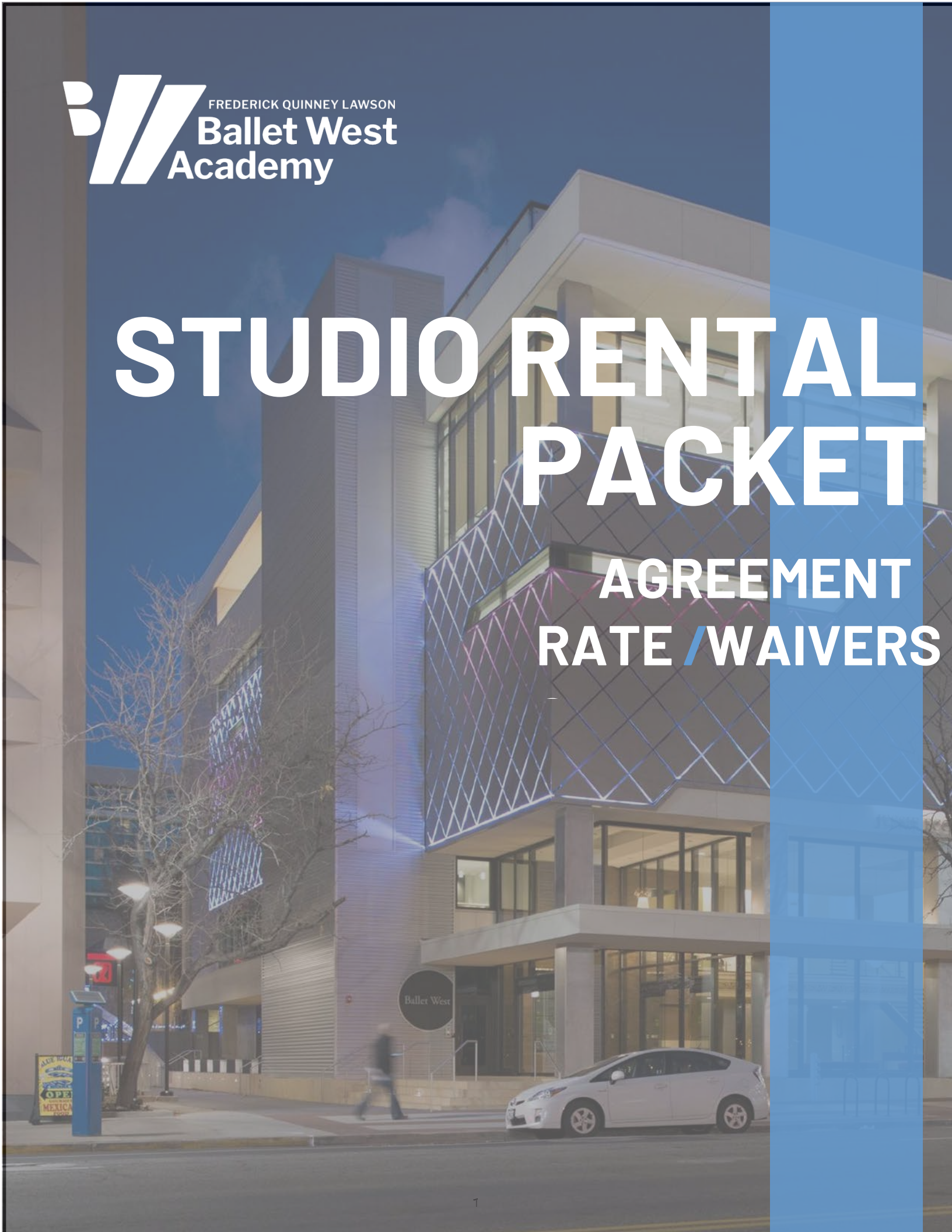




# STUDIO RENTAL PACKET

AGREEMENT  
RATE / WAIVERS



# STUDIO RENTAL AGREEMENT

## COVER SHEET

Studio Rental Procedure and Rates along with Building Use Regulations are attached to this contract and made a part hereof for the locations listed below.

- The Jessie Eccles Quinney Ballet Centre
- Ballet West Academy at Trolley Corners
- Ballet West Academy Peggy Bergman Campus at Park City
- Ballet West Academy Barbara Barrington Jones Family Foundation Campus at Thanksgiving Point

Renter must disclose all potential liability issues including nudity, adult content, and the use of any potentially dangerous props or other equipment at the time of signing the contract and agrees to all terms and conditions herein.

Note: Changes in the contract by the renter resulting in a new contract may result in additional charges.

<b>RENTAL LOCATION/STUDIO:</b>		<b>RENTAL DATES/TIMES:</b>	
<b>STUDIO TO BE USED FOR:</b>			
<b>ESTIMATED NUMBER OF ATTENDEES:</b>	Estimated #s: of Participants _____ Names of Authorized Adults _____		
<b>TOTAL RENTAL COST:</b>			
<b>COST DETAILS:</b>			
<b>RENTER'S NAME:</b>			
<b>RENTER'S ADDRESS:</b>			
<b>RENTER TYPE:</b>		<b>PHONE:</b>	
<b>EMAIL:</b>		<b>FAX:</b>	
<b>POINT OF CONTACT:</b>			
<b>RENTAL COORDINATOR:</b>	Jennifer Hildreth   jhildreth@balletwest.org   801.869.6912		

# FACILITIES USE REGULATIONS

## BALLET WEST ACADEMY

Ballet West welcomes your organization as a guest. In order to preserve the beauty and function of our facilities and studios we have established regulations for use of this facility and surrounding area. We expect your organization to show respect for this facility and the administration by adhering to the regulations set forth.

### **SECURITY:**

- The studios are locked to the public outside of the class sessions throughout the year. Each facility has different hours of operations per their class schedule. At our Ballet Centre location, the main doors are secured at all times. You will need to coordinate access for your rental with the rental coordinator and campus administrator once your agreement is endorsed and fees are paid.
- All of our locations have listed contact information for police, fire fighters, and paramedics whom will respond. You will be provided with afterhours contact information by the Rental Coordinator.

### **REGULATIONS:**

- Administrative office space and support are not provided under the rental agreement unless noted.
- **No street shoes, tap shoes, ballroom shoes, etc., which may damage the floor, are to be worn in studios without written permission. You will be liable for all repairs should damage occur.**
- No smoking is allowed in any of the Ballet West facilities.
- No food or liquids are permitted in the studios or dressing rooms. Food or refreshments must have prior approval of the administration and be included in the rental agreement at the time of signing.
- Ballet West is not responsible for lost or stolen articles.
- Any use of studios or rooms other than those specified in this contract must be arranged through a separate rental agreement.

### **LIABILITY/INDEMNIFICATION**

Renter agrees to conduct its activities upon the Premises so as not to endanger any person or property, including without limitation the Facility and the Premises and all furnishings, fixtures, or equipment thereon. Renter shall hold harmless, defend and indemnify Ballet West, Ballet West Academy, and their respective trustees, officers, employees, and agents from and against any and all claims, losses, causes of action, judgments, damages and expenses including, but not limited to attorneys' fees, bodily injury, sickness, disease or death, or injury to or destruction of tangible property or any other injury or damage resulting from or arising out of (a) performance or breach of this Agreement by Renter, (b) Renter's use of and activities in connection with the Building and the Premises, or (c) any act, error, or omission on the part of the Renter, or its agents, employees, invitees, guests or subcontractors who provide any materials or perform any operation relative to this Agreement except where such claims, losses, causes of action, judgments, damages and expenses result solely from the negligent acts or omissions or willful misconduct of Ballet West, its officers, employees or agents.

### **INSURANCE**

Renter shall have in force commercial general liability insurance coverage that includes coverage for injury, including incidents of sexual misconduct, and coverage for Renter's contractual obligation to indemnify Ballet West. Exceptions to this insurance requirement may only be granted by the Ballet West Executive Director in appropriate circumstances. Renter is required to retain written documentation of any granted exception.

Renter shall maintain Commercial General Liability insurance, with No Exemptions and inclusive of Sexual Abuse AGG, with per occurrence limits of at least \$1,000,000 and general aggregate limits of at least \$2,000,000. Renter shall also maintain, if

applicable to Renter’s operations or performance under this Agreement, Liquor Liability insurance for any activities involving the consumption of alcohol on the Premises that may be approved, and Business Automobile Liability insurance covering Renter’s owned, non-owned and hired motor vehicles. Such insurance policies shall be endorsed to be primary and not contributing to any other insurance maintained by Ballet West.

Renter shall maintain all employee related insurances, in the statutory amounts, such as unemployment compensation, worker’s compensation, and employer’s liability, for its employees involved in performing services pursuant to this Agreement.

Renter shall also maintain “all risk” property insurance at replacement cost applicable to Renter’s property or its equipment. Ballet West may also require Renter to provide other insurance coverage as may be reasonable relative to the nature of Renter’s activities within the Facility and Premise

Renter’s insurance carriers and policy provisions must be acceptable to Ballet West’s Executive Director and remain in effect for the duration of the Agreement. Ballet West shall be named as additional insured parties on the Commercial General Liability and any Liquor Liability insurance policies. Renter will cause any of its subcontractors, who provide any materials or perform any operation relative to this Agreement, to also maintain the insurance coverage and provisions listed above. For example, if alcohol, including without limitation beer and wine, is permitted to be served on the Premises, which permission Ballet West may withhold in its discretion, the caterer serving alcohol must provide a certificate of insurance for Liquor Liability at the above liability limits and list Ballet West and Renter as additional insured parties.

Renter shall submit certificates of insurance as evidence of the above required insurances to Ballet West prior to the commencement of this Agreement (fax/email/or mail to: **Ballet West Academy, 52 West 200 South, Salt Lake City, Utah 84101, Attn: Studio Rentals**).

**CANCELLATIONS**

Ballet West is not responsible for renter cancellations due to weather, lack of participation, or any other reason(s). Rental charges will still be made if the rental is not cancelled on or before 7 working days before rental start date.

**METHOD OF PAYMENT**

Pay Online /Credit/Debit

Check

Cash

**REQUESTOR OF RENTAL/ORGANIZATION REPRESENTATIVE**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date DD/MM/YEAR*

**BALLET WEST ACADEMY RENTAL COORDINATOR**

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date DD/MM/YEAR*

As the renter or representative of the rental organization, I have read, understand and agree to abide by all regulations set forth by the attached Ballet West Facilities Use and Regulations. I understand that failure to abide by these regulations will result in my immediate dismissal from the premises, non-renewal of future contracts, loss of a portion or entire amount of fees, and I will be required to pay for any damages or cleanup incurred from any act or omission of any person brought into the building in connection with my rental and use of the theatre and/or studios.

# BALLET WEST ACADEMY STUDIO RENTALS

## PROCEDURE AND RATES

Prospective renters must complete the online Studio Rental Request form and submit to Ballet West Academy with all information requested.

Upon approval, a contract will be sent to Renter in confirmation of the agreement. Renter must return a signed copy. A **two-hour minimum** is required on all rentals. Studios are rented in hour-long increments.

### Regular Rates, per studio/per location

Those eligible to receive “*Ballet West Entity Rates*” are:

- Ballet West Academy faculty and staff and active part-time employees.
- Active Ballet West Academy students, and alumni of Ballet West Academy who successfully completed the professional training or trainee division.
- Those designated by Ballet West Leadership.

BALLET CENTRE	Studio	Per hour (hourly rate)	Per day (8hrs)	Weekly Rate (8hrs/day, 5 days)
	Studio 1 – 1800 sq ft   50'x36'	\$65 **\$30	\$380 **160	\$1,500 **640
	Studio 2 & 3 – 1520 sq ft   38'x40'	\$60 **25	\$320 **120	\$1,250 **520
	Studio A – 3840 sq ft   80'x48'	\$120 **50	\$650 **250	\$2,500 **1000
	Studio B – 1728 sq ft   48'x36'	\$65 **\$30	\$380 **160	\$1,500 **640

UTAH COUNTY	Studio	Per hour (hourly rate)	Per day (8hrs)	Weekly Rate (8hrs/day, 5 days)
	Studio A – 1734 sq ft	\$65 **25	\$380 **120	\$1,500 **520
	Studio B – 1734 sq ft	\$65 **25	\$380 **120	\$1,500 **520
	Studio C – 754 sq ft	\$30 **\$15	\$180 **90	\$900 **320
	Studio K – 754 sq ft	\$30 **\$15	\$180 **90	\$900 **320

<b>TROLLEY CORNERS</b>	Studio	Per hour (hourly rate)	Per day (8hrs)	Weekly Rate (8hrs/day, 5 days)
	Studio A - 1233 sq ft   29'x42'	\$50 **20	\$300 **100	\$1,200 **500
	Studio B - 1222 sq ft   30'x41'	\$50 **20	\$300 **100	\$1,200 **500
	Studio C - 1333 sq ft   40'x32'	\$50 **20	\$300 **100	\$1,200 **500
	Studio D - 724 sq ft   34'x21'	\$40 **\$15	\$240 **90	\$960 **360

<b>PARK CITY</b>	Studio	Per hour (hourly rate)	Per day (8hrs)	Weekly Rate (8hrs/day, 5 days)
	Studio 1 - 741 sq ft	\$30 **\$15	\$180 **90	\$900 **360
	Studio 2 - 741 sq ft	\$30 **\$15	\$180 **90	\$900 **360
	Studio 3 - 2,701 sq ft (Can be Split)	\$70 **\$30	\$420 **180	\$1,680 **720

### **Additional Fees and Information**

1. A **mandatory cleaning fee of \$50.00 per day for rentals 3 hours or more** will be charged in addition to the studio rate. Please note that picking up litter is the renter's responsibility or additional fees may apply.
2. A **mandatory administrator fee of \$25.00 per hour will be charged on Monday – Saturday or \$40 per hour on Sunday** to aid in answering question, ushering attendees, ensure student/teacher ratio and providing coordination between Ballet West and the renter.
3. Pianists are available at a rate of \$75.00 (1 hour min) per hour per pianist. Please request pianists at the time of this agreement so that we can arrange for them to play on your requested dates.
4. Proof of liability insurance certificate and payment in full are due 10 days prior to rental start date. Payment can be made with a check made payable to "Ballet West". Outstanding balances and fines for damages are subject to a fee of 10% of the balance due for each month it is outstanding. Renter also agrees to pay all collection costs and attorney fees should collections be required. **Attn: Jennifer Hildreth | [jhildreth@balletwest.org](mailto:jhildreth@balletwest.org) | 801.869.6912**
5. Ballet West is happy to explore trade opportunities. Regardless of trade opportunities, all tenants will need to fill out this agreement and provide proof of insurance.

# APPENDIX (STUDIO DETAILS)

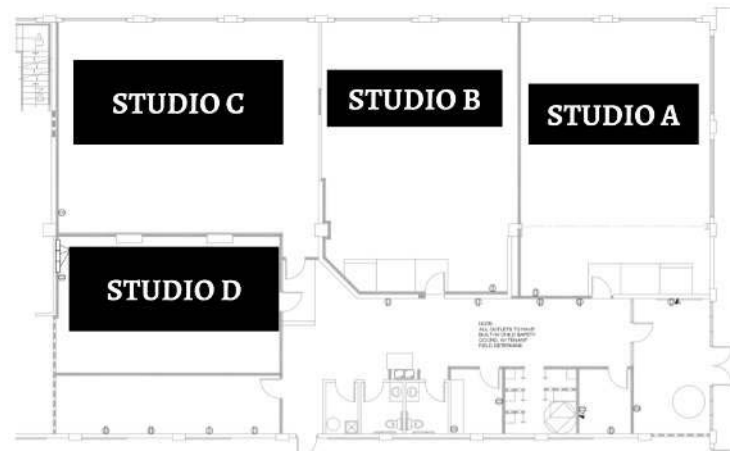
Visit <https://balletwestacademy.org/studio-rentals> for more information regarding facilities and studios.

## BALLET CENTRE

52 West 200 S, Salt Lake City, UT 84101  
 (801) 869-6912

## TROLLEY CORNERS

515 S 700 E, Suite 1B, Salt Lake City, UT 84102  
 (801) 869-6882

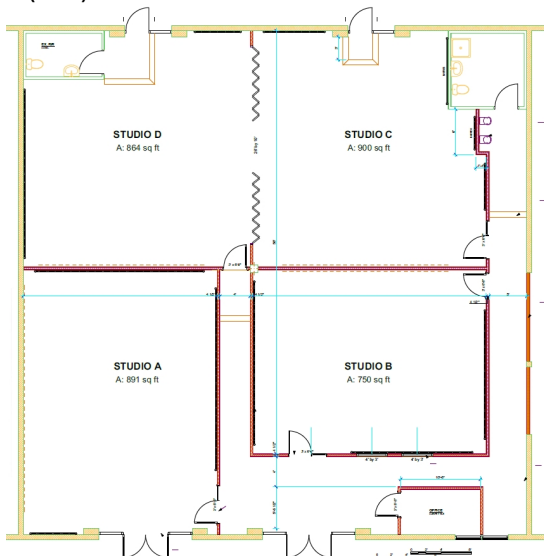


## PARK CITY

2780 Rasmussen Road, Park City, UT 84098  
 (801) 869-6970

## UTAH COUNTY

564 West 700 South #403, Pleasant Grove, UT 84062  
 (801) 869-6990



*\*Images coming soon*