

STUDIO RENTAL AGREEMENT

This Studio Rental Agreement (hereinafter referred to as “Agreement”) is made by and between Alternate Thursdays LLC (Company) with offices at 622 S. Anderson Street, Space 102, Los Angeles, CA 90023, and the client named on this Agreement (“Client”), effective as of the date executed by Client below, and sets out the terms and conditions of studio and/or space rental (hereinafter referred to as “Rental”) at Alternate Thursdays (hereinafter referred to as “AT”) located at the above address. This Agreement shall apply to all Rentals by Client at the AT Facility as of the date hereof. AT may modify this Agreement from time to time, in which event Client may be required to execute a revised Agreement prior to booking further Rentals.

CLIENT INFORMATION

In conjunction with signing this Agreement, Client must set-up and up-to-date account with AT. Client shall provide AT with updated billing and contact information upon request. AT reserves the right to deny Client access to Rentals if Client has payments due on its account. Client must provide AT with the following information:

1. Full legal name of Client (and company, if applicable)
2. Valid credit or debit card account number, expiration date, code and relevant and zip code (hereinafter referred to as “Card). Client is required to have card listed on account regardless of method of payment.
3. Client’s primary phone number and email address.
4. Client shall obtain commercial general liability insurance with AT added as additional insured. Client shall provide a Certificate of Insurance to Company prior to commencement of Rental.

CANCELLATION POLICY & FINANCIAL TERMS

1. Rental fees are due PRIOR to studio usage. All payments are non-refundable and non-transferable.
2. 7 days minimum notice from start time of Rental is required for any cancellations or modifications.
3. Client gives AT permission to charge Card for overdue Rental fees or any other amounts chargeable to Client hereunder.
4. All Rentals with a fee exceeding \$250 are subject to a 50% non-refundable and non-transferable deposit. This policy includes single-date Rentals as well as cumulative Rentals covering several dates.

5. Payments are accepted in the form of cash, American Express, MasterCard, Visa, cashier's check, or Venmo.
6. Personal checks are not accepted. A \$35 service fee will be charged to Client for returned checks.

CONDITIONS OF USE

By entering into this Agreement, Client assumes complete responsibility for all Rentals reserved under Client's name, whether reservation is made in person, by phone, by email, online, or any other means. Client assumes all responsibility for any persons participating in any activity relating to the Rental (each referred to as "Guest" hereinafter). Clients and Guests shall not act in any manner which conflicts with laws, ordinances, orders, requirements, rules, or regulations of the Fire Department of Los Angeles, or Board of Health, OSHA, or any other governmental department or agency having jurisdiction. Client acknowledges and agrees, on behalf of itself and its Guests, that any use of the Facility, including all activities relating to the Rental, is done at their own risk and that AT disclaims any and all liability arising out of such use except to the extent caused by AT's gross negligence or willful misconduct.

AT strives to maintain a safe and professional environment at the Facility and therefore reserves the right to deny access, suspend or evict any individual(s) who engage in disrespectful, disruptive, destructive, dangerous, intimidating or offensive behavior towards other Clients or AT staff, or whose conduct is otherwise deemed by AT staff to be in violation of this Agreement. The Facility's mandate is to provide professional studio space primarily for the entertainment community. As such, Client acknowledges that the Facility is not equipped to accommodate activities relating to physical or mental health treatment, including physical/occupational therapy, athletic conditioning, mental health and social work services, massage, acupuncture or otherwise.

1. Client shall notify AT of the specific purpose of each Rental (including the title of the applicable project, if any) at the time of scheduling said Rental.
2. Client agrees, on behalf of itself and all Guests, that they may be recorded for security purposes at AT.
3. Client is financially responsible for any damages to the Facility or any equipment located therein resulting from Client or Guest activities at the Facility. Without limiting the foregoing, AT reserves the right to evaluate damages and charge Card for whatever expenses may be incurred in the repair or replacement necessitated by said damages.
4. Rental is limited to the scheduled period only. Early and overtime access to Rental shall be arranged in advance and is subject to additional charges

determined by AT. AT reserves the right to reassign Client to a studio of equal or greater value without notice.

5. Clients and Guests may not have deliveries made to the Facility without prior consent of AT staff.
6. AT reserves the right to refuse admittance to any individual or organization, within the limits of California State law.
7. AT shall receive proper screen credit for any feature project unless otherwise agreed upon in writing. Credit should be listed as: "Filmed at Alternate Thursdays, Los Angeles, CA". Credits may identify specific scene if additional studios were used during the filming.
8. Facility premises must be cleaned and returned to the original condition in which they were presented and entered by Client at the beginning of the Rental term. Client agrees to leave the premises clean of all trash and materials, remove all tape and residues, and sweep the floor clean at end of Rental term. Extra cleaning, waste removal, and/or storage charges may be imposed if Client leaves trash, stains, residues, sets, set pieces, props, materials, equipment or other items in the Facility or on the property at the end of the Rental term. Disposal of hazardous materials in Facility dumpsters is strictly prohibited and in violation of certain local, state, and federal laws.

INSURANCE

Rental shall at all times during the term of this Agreement, and any extension or continuation of this Agreement, at its sole cost and expense, obtain and maintain commercial general liability insurance including coverage for its employees, independent contractors, producers, agents, vendors and standard contractual liability coverage from an approved company authorized to do business in the State of California. The liability insurance shall name Alternate Thursdays LLC as an additional insured for the duration of the Rental agreement against all of the various claims, liabilities, and attorney's fees. Client shall provide a certificate of insurance confirming the required coverage specified in Attachment A. Lapse or cancellation of required insurance shall be deemed an immediate and automatic default of this agreement.

RESTRICTIONS

Clients and Guests are subject to the following restrictions:

1. No smoking anywhere in the Facility. Roof access is for emergency evacuation only; other other use will result in eviction.

2. Storage inside or outside the Rental studios is by permission only.
3. Stage combat weapons are prohibited.
4. Focusing lights or decorating studios is by permission only.
5. Banging on walls or stomping on the floors are all prohibited.
6. No animals anywhere in the Facility (with the exception of licensed service animals).
7. No posting announcements, advertisements, directions, instructions anywhere in the Facility without the consent of AT staff.
8. Clients must limit wait time before Rental to less than 30 minutes, and leave promptly when finished.
9. A full day rental permits Renter to schedule and use the rented studio facilities for a ten hour period between the hours of 8:00AM and 6:00PM, Monday through Friday, unless otherwise agreed upon. Hourly overtime charges of \$150 per hour or fraction thereof will be imposed for scheduling and use of the premises before 8:00AM and/or after 5:30PM, or on Saturday or Sunday, unless otherwise agreed upon.

Failure by Client to respect the conditions of this Agreement could result in (a) additional fees, (b) immediate eviction from the premises, (c) the release of any remaining reserved space, and (d) the loss of future reservation privileges. Eviction or early termination of any Rental due to violation by Client of this Agreement shall be without any refund or compensation to Client.

GENERAL TERMS

Client, for itself and its partners or members, hereby agrees to indemnify, defined (at the election of Company) and hold harmless AT and its officers, directors, employees and agents from any and all claims, actions, proceedings, and resulting costs, loss, damage, liability, awards, judgments, expenses, attorneys' fees, penalties and fines whatsoever which may be claimed by any person or persons (including, without limitation, any Guest(s)) consequent upon or arising from (a) any injury to person or property or damage of whatever kind of character suffered or sustained on Company premises and consequent upon or arising from the use of said premises by, on behalf of, or at the invitation of Client (or its members, employees, agents, Guests or clients); (b) any failure of Client (or its members, employees, agents, Guests or clients) to conform with all laws, rules, statutes, ordinances, and governmental regulations now or hereafter in force; or (c) any gross negligence, willful misconduct or breach of this Agreement by Client (or its members, employees, agents, Guests or clients). THIS AGREEMENT IS GOVERNED BY THE LAW OF THE STATE OF CALIFORNIA. THIS AGREEMENT

MAY NOT BE ASSIGNED, TRANSFERRED OR CONVEYED BY CLIENT WITHOUT THE PRIOR EXPRESS WRITTEN CONSENT OF AT. AT FACILITIES AND EQUIPMENT ARE MADE AVAILABLE TO CLIENT AS-IS, WITH NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH RESPECT THERETO, INCLUDING ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE. IN NO EVENT WILL COMPANY BE LIABLE TO CLIENT FOR ANY INDIRECT, SPECIAL, CONSEQUENTIAL OR INCIDENTAL DAMAGES, AND COMPANY'S MAXIMUM LIABILITY TO CLIENT FOR ANY CLAIM ARISING OUT OF ANY RENTAL SHALL BE THE RENTAL FEES ACTUALLY PAID BY CLIENT FOR SUCH RENTAL (IF ANY). This Agreement may not be modified except by written instrument executed by both parties. If any term of this Agreement is to any extent invalid or unenforceable, such term shall be excluded to the extent of such invalidity or unenforceability; all other terms hereof shall remain in full force and effect; and, to the extent possible, the invalid or unenforceable terms shall be deemed replaced by a term that is valid and enforceable and that comes closest to expressing its original intent. This Agreement encompasses the entire agreement of the parties, and supersedes all previous understandings and agreements between the parties, whether oral or written. This Agreement may be executed in two or more counterparts, which together shall constitute a single agreement. Signatures that have been copied, faxed, scanned or electronically generated shall be deemed to be originals for purposes hereof.

PROJECT DETAILS:

PROJECT NAME: _____

DATES

BOOKED:

PACKAGE (FULL DAY / HALF DAY):

EQUIPMENT/LIGHTS/SERVICES NEEDED: _____

START TIME: _____

END TIME: _____

DEPOSIT AMOUNT: _____

FULL RENTAL AMOUNT: _____

ATTACHMENT A

For your convenience, the following may be supplied to your insurance provider.

In addition to the foregoing this Certificate must contain:

- Alternate Thursdays LLC as Additional Insured under General and Automobile Liability as follows:
Alternate Thursdays LLC
622 S. Anderson Street
Space 102
Los Angeles, CA 90023
- A 20-day Notice of Cancellation (minimum)
- Loss Payee under Equipment and TPPD
- Waiver of subrogation for all property brought on the premises

The following **minimums** must be maintained and shown on a certificate provided to Alternate Thursdays:

Commercial General Liability	Occurrence Form Limits General	
	Aggregate	\$2,000,000
	Products -- Comp/Ops	\$1,000,000
	Pers & Advt Injury	\$1,000,000
	Each Occurrence	\$1,000,000
	Damage to Rented Premises	\$100,000
	Medical Expense (Any one person)	\$5,000
Automobile Liability	Combined Single Limit Owned Autos	\$100,000
	Hired Autos	
	Non-owned Autos	
Third Party Property Damage		\$1,000,000

Workers Compensation

All Statutory Coverage Employers Liability \$1,000,000 each