

**Guelph Youth Dance Training Program Inc--42 Quebec St., Guelph, ON N1H 2T4**

RENTAL AGREEMENT BETWEEN: Guelph Youth Dance Training Program Inc. (the 'Studio')  
 and Name of Group/Organization: \_\_\_\_\_ (the 'Renter')

Name of Contact Person: \_\_\_\_\_

Street: \_\_\_\_\_

City, **PV:** \_\_\_\_\_

Telephone/ Email: \_\_\_\_\_

RENTAL INFORMATION:

3rd Floor Studio A /Performance Space

Rental Start Date: \_\_\_\_\_ Rental End Date: \_\_\_\_\_

2nd Floor Studio B or C /Performance Space

Rental Start Date: \_\_\_\_\_ Rental End Date: \_\_\_\_\_

Day	Studio	Time	Studio	Time
Monday				
Tuesday				
Wednesday				
Thursday				
Friday				
Saturday				
Sunday				

The Renter agrees to abide by the rental terms as outlined in the attached Schedule 'A'

I/We have read and agree to the "Terms and Conditions" of the Guelph Youth Dance Training Program Inc. rental agreement.

Signed: \_\_\_\_\_ (Renter) Signed: \_\_\_\_\_ (Studio)

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

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RECEIPT OF DEPOSIT: \_\_\_\_\_ Date: \_\_\_\_\_

Number of Hours \_\_\_\_\_ x Rental Rate \_\_\_\_\_ = \_\_\_\_\_

+HST (13%) \_\_\_\_\_ divided by 4 ( 25 %) = \_\_\_\_\_

TOTAL DEPOSIT AMOUNT = \_\_\_\_\_

Studio A= 3rd floor studio    Studio B= 2nd floor studio    Studio C= 2nd floor studio (small). All rates include the shared use of the lobby.

For **One-Time Rentals** the rental fee is:

\$37.00+HST/hour for the use of studio A

\$30.00 +HST/hour for the use of Studio B and studio C

\* For One-Time rentals for concerts and performances, tickets, sales, promotion, security, set-up, seating and clean up are the responsibility of the Renter . Some events require the supervision of a representative from the Studio at a cost of \$15+HST/hour.

For **Term Rentals** ( 12+ weeks) or **Photography evening** (after 5 p.m.) and **weekends** the rental fee is:

\$30.00+HST/hour for the use of Studio A

\$25.00+HST/hour for the use of Studio B and Studio C

For **Term Rentals** ( 12+ weeks) or **Photography daytime** (before 5 p.m.) **Monday through Friday** the rental fee is:

\$25.00+HST/hour for the use of studio A

\$22.00+HST/hour for the use of studio B and Studio C

For **Regular Rehearsal Rentals** (non-income generating) the rental fee is:

\$18.00 +HST/hour for the use of studio A

\$15.00+HST/hour for the use of studio B

For **Monthly Rehearsal Block Bookings Memberships** (non-income generating) the rental fee is:

#### **GOLD**

**Studio A Reserved Rate= 20 hours per month x \$15/hour = \$300 +HST**

**Studio B Reserved Rate= 20 hours per month x \$10/hour= \$200 +HST**

\*\*Plus 5 **FREE** unreserved rehearsal hours in the studio in which you are a member of (which may only be booked on the day of use)

#### **SILVER**

**Studio A Reserved Rate=10 hours per month x \$15/hour= \$150+HST**

**Studio B Reserved Rate=10 hours per month x \$10/hour= \$100 +HST**

Note that monthly Rehearsal Block Booking Memberships apply to the actual calendar month, not a 4 week period. They can start on any date and expire on the last day of the month of the booking.

## RENTER'S OBLIGATIONS:

\* For all **one-time rentals**, a non-refundable deposit of 25% of the total rent is due at the time of booking in order to reserve the space.

\*For term rentals, the **total monthly amount of the 1st and last month (non-refundable deposit) of the term is due at the time of booking**. The total monthly amount of each other month is due by the **1st** of each month. If the Renter should cancel the term rental at any point, or if a rental payment is not received within 14 days of its due date, the studio may retain the last months rent. Payment options include e-transfers (preferred) and cash.

\* If any rental payment is not received within 14 days of its due date, the Studio reserves the right to consider this agreement to be cancelled.

\* Studio space is not considered 'empty' or 'free' if no one is using it before or after your booking. Please honour your rental times. If your classes/events, **including prep and clean-up time**, extend beyond the Renter's scheduled booking, the Studio may add the charges.

\*Gold Members must schedule their free hours before use of the space is permitted.

\*Studio time cannot be sublet, re-assigned or held for anyone other than the Renter without the Studio's consent.

\*If circumstances require the Studio to cancel a rented time (i.e. a broken furnace, COVID-19), a time credit will be given to the Renter.

\* **The Renter is responsible for carrying their own liability insurance, and hereby indemnify and save harmless the Studio from any causes of action, claims, costs or suits arising from the use of the Facilities or any portion of the Studio's premises by the Renter, its students or invitees.**

\* The Studio shall not be deemed responsible for any advertising of classes or finding students for the Renter. All registrations and collections of course fees are the responsibility of the Renter. Renters are welcome to post promotional material on the designated bulletin board(s).

\* The Studio reserves the rights to cancel a rental agreement not adhered to.

\* **Please be respectful of other classes and our neighbours while in the common areas, hallways and stairs. This includes excessively loud noise during the day time when stores below are open for business.**

\*Please to not use/borrow other instructors' equipment or belongings without permission.

\* The Renter is responsible for getting a Special Occasion Permit (\$75 L.C.B.O) should they choose to serve alcohol at their event.

\* Please respect the dance floors. **No street shoes or hard-soled shoes are to be worn.** Please **DO NOT leave any shoes in the hallways or stairwells.** They are considered a fire hazard. The Studio is not responsible for the removal of any shoes/belongings removed from the hallways.

\*Please follow the central air adjustment directions carefully. If any adjustment has been made press **RUN PROGRAM** before leaving the studio. The Renter may be **subject to charges** should they forget to restore the system settings.

\*The Renter is responsible for themselves and their guests/students while renting the Studio. Any cleaning and/or repair costs for damage done to the premises by the Renter and/or their guests/students while in the building will be paid for by the Renter. A **\$30 charge** shall be applied should the studio require a proper cleaning.

**\* DO NOT LIGHT OR BURN ANYTHING inside the building. A \$600 charge will be applied should the Renter not adhere to this rule, as well as an immediate and permanent termination of any rental contracts between the Renter and the Studio.**

Signed: \_\_\_\_\_(Renter)      Signed: \_\_\_\_\_(Studio)

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



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