



## Studio Rental Agreement for One Time Use

This lease agreement is made and effective \_\_\_\_\_, by and between Pacific Light Studios and \_\_\_\_\_ (renter).

### TERM:

Pacific Light Studios hereby provides a limited and revocable license for use of the "Studio" located at 265 Caspian Drive, Sunnyvale, CA on \_\_\_\_\_, for the hours of \_\_\_\_\_ to \_\_\_\_\_. Rate for Studio use over the allotted time is \$75 per hour.

### PAYMENT:

The rental rate for Studio is \_\_\_\_\_.

A deposit of \$250 for a full days use, and \$150 for a partial days use, is due upon the signing of this agreement to hold the Studio reservation. Balance is due upon completion of rental time period. Cash and credit cards only are accepted. Deposit will be applied to rental fee.

### Return of Deposit is based on the following notification:

Less than 48 Hours notice	NO REFUND
2 – 5 Day notice	50%
5 Days or more	Full Studio Credit

### CREDIT CARD AUTHORIZATION FOR DEPOSIT

Name on Card \_\_\_\_\_

Card No. \_\_\_\_\_ Expiration \_\_\_\_\_

Billing address \_\_\_\_\_

### STUDIO USE:

Studio may be used for photography, videography or similar, with the exception of those activities that require, but are not limited to, the use of specialized ventilation, chemicals or flammable props. Studio may be used only for legal business activities.

There is absolutely NO SMOKING in the studio or on the building premises. Smoking is allowed outside the building. Renter is responsible for clean up of smoking related debris (ashes, cigarettes, etc) before leaving.

## EQUIPMENT SUPPLIED

Pacific Light Studios agrees to provide equipment in good working order, but makes no special guarantees as to said equipment's functionality or suitability to Renter's purposes. Company is not liable for acts out of its control that affect the shoot, such as power outages, weather or emergencies. In such cases, Pacific Light Studios will refund a prorated portion of Renter's payment.

The following equipment, props, light, etc will be supplied to Renter:

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Renter agrees to return all equipment in the condition it was provided and to notify personnel of Pacific Light Studios of any damage, failure, or change in equipment provided.

## DAMAGE OF EQUIPMENT / STUDIO:

The renter agrees to pay for any repair costs of equipment or studio that he/she damages. In the event that the renter's assistant/s or model/s damages any equipment, he/she agrees to pay for any repairs necessary. The renter agrees to leave the studio in the condition it was found, or a \$100 cleaning fee will be assessed.

## OTHER FEES

- \$50+ fee for extra cleaning
- \$100 disposal of unusual amounts of trash created from renter and Studio use

## LIABILITY:

***Renter agrees to get assigned Liability Release for all persons, models or employees on premises before use of Studio.***

Pacific Lights Studios, Detati Communications or Invax Technologies (building owner) will not be held liable for any injuries or accidents to either the renter, renter's assistants, renter's models, or renters clients that occur within or outside the studio premises.

The renter agrees to use models of legal age (>18 years old) when using the studio space or require a parent or guardian on site. The Renter agrees that he/she is fully responsible for ensuring the validity of age verification the model produces. The Renter agrees that he/she cannot hold Pacific Light Studios or Detati Communications liable in the case of an invalid ID or any other form of age validation. The Renter agrees to furnish proof of parental consent in the case that the model is under the age of 18 years.

Use of the studio requires the following in advance

1. Signed Studio Rental Agreement
2. Payment of Deposit
3. Signed Liability Waiver and Releases for all persons who will be in attendance at the Studio
4. Photocopy of Renter's Driver's License
5. Certificate of General Liability Insurance (may be required)



If Pacific Light Studios finds it necessary to require General Liability Insurance the following minimums will apply

- Commercial General Liability deemed primary and non-contributory
- \$1,000,000 Per Occurrence and Annual Aggregate
- Must name Pacific Light Studios as an additional insured

The premises are to be used for the purpose of a photography/videography studio, including such activities, as are necessary and usually incidental to such use. Pacific Light Studios shall have the right to inspect the equipment and/or studio at any time during the rental term. You shall make any and all arrangements necessary to permit an employee of Pacific Light Studios access to the equipment and/or studio. If a breach of any of the provisions of the Rental Contract occurs, Pacific Light Studios has the right to revoke your access to the equipment and/or studio without any liability to you, and without prejudice to Pacific Light Studios, the right to receive rent due or accrued to, including date of revocation.

**TERMS OF USE**

By signing the rental agreement, the host agrees to:

**ARRIVE AND LEAVE ON TIME**

- Rental starts and ends as set forth in this Agreement
- All set-up and clean up time must take place during hours set forth in this Agreement

**BE RESPECTFUL OF OUR NEIGHBORS AT ALL TIMES DURING RENTAL**

- Be present at all times during the rental.
- Keep the event contained within the studio.
- Obtain permission from Pacific Light Studios before having any alcohol on premises; provide proof of any applicable licenses required to abide by pertinent alcohol laws; and abide by all pertinent laws.
- Maintain adult supervision of minors at all times; keep minors out of the parking area.
- Clean up trash or other items on premises prior to leaving.

**COMPLY WITH THE 65 DB NOISE LIMIT**

- Pacific Light Studios will approve all sound amplification prior to event.
- Promptly respond to requests of management to turn down or turn off noise.
- Keep doors closed while music is on.

Assume legal and financial responsibility for noise violations resulting from your event.

I have read all of the above and fully understand each section. It is realized that this agreement need only be signed once and applies to each studio rental reservation placed in the future.

Renter: \_\_\_\_\_ Daytime #: \_\_\_\_\_  
(print name)

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

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

Email to [Roberta@detati.com](mailto:Roberta@detati.com) or Fax back to 408-744-9302