



Rental Agreement

DATE: [redacted]

This contract represents an arrangement between Prima's Pink Dance Studio (4016 Wilkinson Blvd Charlotte NC 28208) and [redacted] as named below. The following agreements apply to every instance in the future in which Renter uses Prima's Pink Dance Studio for any purpose. If Renter fails to uphold any of the following agreements, Renter's studio privileges may be revoked.

Renter: [redacted] State: [redacted] Zip: [redacted] Phone: [redacted]

Email: [redacted] Emergency Contact: [redacted]

Relationship: [redacted]

Phone #1: [redacted] Phone #2: [redacted]

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|----------|--|
| Studios | Studio 1 - 1,900 square feet (Main Studio & Pole Studio) |
| Lobby | Walk-in only |
| Center | Space for events, receptions, etc. see permitted uses |
| Capacity | 50 |

Space Usage

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|---------------------|--|
| Permitted Uses | Rehearsal, Class, Reception, Special Event, Video Shooting, Screening, Photo Shoot, Meeting, Performance, Retreats, Baby shower, NO NIGHT PARTIES (check with management for anything different) |
| Disciplines | Dance, Cheerleading |
| Restrictions On Use | NO Alcohol sales, NO DRUGS , or chairs without felt covering to protect the new floors, No glitter, confetti or paint, no food/drink without prior consent, NO TEEN PARTIES , DO NOT giving guest access to studio keys, DO NOT book the studio to rent out space for a minor or anyone other than yourself. |

Booking Policies

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|---------------------------------------|---|
| How to Book | Contact Coach Tavia at PRIMA.PinkDiamonds@gmail.com to request a rental contract. |
| Hours of Operation | Visit our website for our schedule, Pr1mas-PinkDiamonds.com. *Adjustments may be made* Classes can be held outside of business hours. If you are renting outside business hours please request a lock code or set up a lock up time with the owner. Please do NOT duplicate the key or allow another person access. If there is a duplicate key made or if the key is in possession of anyone but the renter, there will be a \$200 fee charged and court fees may apply. |
| Rental Policy | Event rentals will be invoiced at the date of contract. Payments are done immediately. For large events a deposit of half of the total will be put down. There will be another \$50 refundable deposit. This will be contingent upon how the space is left upon your exit. Rentals will not be blocked without a payment. If there is a card on file, the payment will be taken from there. |
| Cancellation Policy | Please advise that you are able to cancel at any time. Deposits are NON-refundable. |
| Allows Last Minute Reservations | Depends on availability |
| Booking Requirements | Deposit, Lease Agreement, Signed Liability Waiver |
| Personnel Available at Time of Rental | Call for Program Manager, Rental rates cover some or all equipment |
| Personnel Available at Time of Event | Call for additional rental personnel |
| Payment Types | Cash , PayPal, Cash App , Zelle , Credit/Debit Card (There is a 10% fee for all square payments). For all other electronic payments \$3 will be added. |
| Other Allowed Activities | Clothes Sales, Movie Viewing , Photography |

Features

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|---------------------|--|
| Space Dimensions | 1,900 sqft |
| Space Features | Air-conditioned, Heated, Sound in Studio, Snack Bar Top, Restrooms, Small Lobby Area, Thrift Store |
| Technology | Security system, Wifi , Speaker, smart lock system |
| Flooring | Hardwood, Tile |
| Seating Capacity | Varies, 10+ seats available |
| Seating Arrangement | Flexible seating |

Equipment

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|-----------------------------|---|
| Lighting | No Lighting Instruments Provided |
| Furniture | 20+ Chairs (all different colors and styles), Mirrors, 2 Tables |
| Dancer Amenities | restrooms |
| Instruments and Accessories | None |
| Audio | Aux, bluetooth |
| Seating Arrangement | chairs |
| Video Film | Pink Wall |
| Studio Arts | Pink Decor, Wall art, Mirrors, Trophy Wall |

Other

| | |
|-------------------|-------------|
| Parking | Parking Lot |
| Accessibility | |
| Audience Services | Restrooms |
| Miscellaneous | |

Rates

| Use | Hour | Daily | Weekly | Monthly |
|------------------------|-------|-------|--------|---------|
| Team Practice/Meetings | \$30 | N/A | N/A | TBA |
| Special Event | \$375 | N/A | N/A | N/A |

***Special Events have a 3 hour minimum , \$30 each additional hour. If you need us to clean up behind you an additional \$100 will be charged ***

Studio Rental Rates:

Hourly:

Studio 1 – \$30.00 / hour

Daily (8 hours in a 12-hour period):

Studio 1 – \$_____ / hour

Weekly (5 days in a 7-day period)

Studio 1 – \$_____ / hour

Discounted Rates (authorized by): Coach Tavia

Studio 1 – \$ _____ = _____ Hours

Non Ongoing Rental Times:

Start Date: _____ **End Date:** _____ (if no known end date cross out)

Day: _____ Time: _____ TO _____ Hours: _____

Invoices are sent immediately. Payment Due immediately. Renters (small events) will have 15 minutes before and after the event to set up and exit. Renters (big events) will have 1 hour before and after the event to set up and exit. If renter goes over time, a fee will be charged according to how much time is being used.

Rules:

- Prima's Pink Dance Studio LLC is not liable for any injury or lost/stolen property.
- No smoking, burning incense or open flames anywhere in or around (outside) the building. \$250 FINE
- Renters may never leave any equipment, costumes, props or personal belongings anywhere on the premises.
- Renters agree not to inform any unauthorized person/s of the building alarm code. Not give access to keys. \$200 FINE
- Renters assume responsibility for the security of the space during each rental period.
- For any urgent issue that might compromise the structure or safety of the building, please call (Manager)
- For accidents, health crises, criminal activities or fires call 911.
- No propping of the main door. The main door must remain closed during rented time.
- Renters are not to rehearse/practice/meet in non-rented space.
- Prima's Pink Dance Studio LLC office & office equipment is off limits to all renters when a Prima's Pink Dance Studio LLC administrator is not present.
- Renters are responsible for replacing any broken or damaged property caused by renter and/or renter's party.
- Parking lot available. Be aware of street cleaning restrictions.
- Modification. This Agreement may be modified at any time without a written agreement or notification.
- Subletting and Assignment. Renter will not assign this Agreement or sublet any part of the Premises.
- Shared Facilities. Renter knows that the building may be occupied by others during the term of this lease, including, but not limited to activities of Prima's Pink Dance Studio LLC.
- Renter is solely responsible for carrying her/his own liability insurance. Prima's Pink Dance Studio LLC is not responsible for any damage of renters equipment. Nor is the studio responsible for any of the renters' guests.
- NO TEEN PARTIES OR ANY OTHER PARTIES UNLESS APPROVED BY DIRECTOR !
- If there is a breach in this contract a fee of \$250 or more can be fined.
- Renters are responsible to treat the studio like it is their own. All renters must clean after each session. As others are renting and we are sharing the facility as a team.

Prima’s Pink Dance Studio Liability Statement

In submitting and signing this agreement, I certify that I have read, understand and will abide by the facility rules and regulations set forth. Renter hereby agrees to hold Prima’s Pink Dance Studio LLC , its officers and employees free and harmless from any loss, damage, liability, cost or expense that may arise during and related in any way by the use and occupancy of said facility, to the extent such loss, damage, liability, cost or expense arising out of negligent acts or omissions of the renter or their students. I, the undersigned, or the company I represent, will be responsible for any damages sustained to the facility. Any lost equipment or damages sustained to Prima’s Pink Dance Studio LLC property shall be compensated within seven (7) days. I agree that this reservation is granted with the understanding that Prima’s Pink Dance Studio LLC may cancel for any reason and will provide twenty four (24) hours notice of cancellation. I also understand that even if I do not physically sign this agreement , it is still valid and is acceptance of terms.

Signing this agreement assumes full knowledge and acceptance of the above terms. I also understand that deposits are non-refundable.

Renter Signature

Date: _____

Print Name