



Renter Agreement Updated 5/4/2021

Studio Use by Renter

- Renter shall not use the premises for any illegal purpose and shall not create any environmental hazards on the premises.
- As a renter, you understand that The Dance Hub is a shared space and there may be other classes or rehearsals occurring during your rental period. You agree to keep the lobby area tidy, to keep all sounds to a reasonable volume, and to be respectful of other users and to the residents of the Victoria Hotel above the studio.
- Except for volume and power, Renter may not change settings on sound equipment.
- Renter may operate fans in designated studio. Renters may not unplug or push any buttons on the heaters. Renters may only use the dial to adjust the heat.
- All activities shall be restricted to Renter's designated studio.
- If assigned a door code, renter agrees NOT to share their code, even with members of their own group.
- The bathroom door must be locked after each use and key returned to designated spot.
- Eating or drinking, (except water) is not permitted in the studios.
- Renter agrees to keep the studio in a clean condition and will encourage responsible use of Trash and Recycle bins. Renter is responsible for placing any items left in the studio in the dressing area after each use.
- Renter shall ensure The Dance Hub's furnishings, artwork, and other items are not disturbed, damaged or moved.
- Renter should ask permission to use Ballet Barres. They should be lifted, not dragged when moved. Take care not to bang them together as this will chip the finish. Return barres to their original location before leaving.
- Honor system: You are expected to end your appointment on time. If your class or rehearsal goes over its scheduled time by more than 10 minutes, you will be charged for overage of an additional quarter hour, and for each additional 10-minute overage. Renter must notify the studio manager so the charges can be applied to your account.

The Floors

- Street shoes must be removed before entering either studio.
- Renters will remind students not to use body oils or lotions. They leave hazardous slick spots and are difficult to remove.
- Athletic shoes, heels, or shoes with black rubber soles are not allowed in Big or Small Studio unless approved by Artistic Director.
- Shoes for percussive dance (flamenco, tap, Irish, etc.) are allowed in the Small Studio contingent upon staff approval.
- Renter will dry mop floor after use if debris from costumes or other activities are left on floor. Dry mop, rags and cleaning products are available in storage area.
- *Renter may be held responsible for damage to the floor.*

Exiting The Dance Hub - Renter will ensure that the:

- Exit doors are closed securely and locked if Renter is last one in the building.
- The bathroom is locked and the key returned to proper place.
- All lights, fans, and sound equipment are turned off.
- The studio is in the condition you found it, or better.
- All chairs must be returned *to their original places*.

Liability and Insurance

- The DANCE HUB is not liable for accidents or injury to Renter's students. *Long-term renters are required to carry their own general liability insurance and name American Dance and Music as Additional Insured. A copy must be provided to TDH.*
- Renter shall be responsible for insurance to cover their own equipment or property that may be brought into The Dance Hub and agrees not to hold AD&M dba The DANCE HUB liable for any damages or theft to Renter's equipment or property on the premises.
- Renter agrees to allow only authorized individuals entrance into the studio.
- Renter understands AD&M dba The DANCE HUB may charge the tenant for any damages which occur during the rental period or if the studio is left unsecured resulting in theft or damage.

Emergency Numbers

In a life-threatening emergency

CALL 911

During Regular Business Hours

- Carrie Diamond, Artistic Director, The Dance Hub, (805) 845-0835
- If unavailable, call Mireya Rojas Property Manager, Peoples' Self-Help Housing (805) 699-7223

After Business Hours

Carrie Diamond (805) 845-0835. If unavailable, call

- **PSHH BUILDING EMERGENCY (844) 409-9850**

I, _____ have read this agreement and understand and accept the stated conditions for renting at The Dance Hub.

Signed _____ Date _____

Address _____

City _____ State _____ Zip _____

Phone _____ Email _____