



THE DANCE HUB RENTAL USE AGREEMENT

UPDATED 8/18/2025

STUDIO RENTAL AT THE DANCE HUB

The Dance Hub offers studio rentals at reasonable rates for classes, workshops, and rehearsals. Discounts are available for long-term rentals and non-profit organizations. Choreographers are eligible for a rent subsidy when available.

Our studios feature:

- Central location in the heart of downtown Santa Barbara
- Convenient parking in the Granada Parking Lot, free street parking after 6:00 p.m.
- A comfortable waiting area, dressing area (Big Studio), and a clean, spacious restroom
- State-of-the-art dance floors
- 14-foot ceilings
- High quality sound systems
- High quality WiFi or Ethernet connection suitable for streaming virtual classes
- Air purifiers, hand sanitizer, and disinfectant wipes

Location: 22 East Victoria Street, between State and Anacapa. Enter the lobby of the Big Studio from the back of the building off the Granada Plaza. Enter the Victoria Studio off Victoria St. If you have any trouble, text Carrie Diamond at (805) 450-7535.

BIG STUDIO

Our Big Studio measures 37' by 39' (1443 sq. ft.). It features a state-of-the-art floating floor that minimizes the risk of injury and is ideal for ballet shoes, bare feet, or socks.

Other features include:

- Wall-to-wall mirrors and portable barres
- Ceiling fans
- Two portable fans for targeted ventilation
- Portable heaters for colder months

Please Note: to maintain the quality and cleanliness of the floor, **absolutely no street shoes** are allowed in this studio. **Sneakers, ballroom, flamenco, or tap shoes are not allowed.**

VICTORIA STUDIO

Our new Victoria Studio measures 33' by 30' (990 sq. ft.). It also features a state-of-the-art floating floor but one that is suitable for bare feet, socks, and a variety of dance footwear, including dance sneakers, ballroom, flamenco shoes (no nails!), and tap shoes. *No street shoes.*

Other features include:

- Wall-to-wall mirrors, wall barres, and portable barres
- Ceiling fans and a portable fan
- Portable heaters for colder months

Please Note: to maintain the quality and cleanliness of the floor, **absolutely no street shoes** are allowed in the studio.

RENTAL POLICIES

- Minimum rental session duration: 1 hour
- Rental must be paid for at the time of booking.
- There are no refunds. Credit may be given with 24-hour notice of cancellation.
- Payments made by card or direct deposit (ACH) include a processing fee
- Rescheduling is subject to a \$5 change fee.
- First-time renters must attend a short orientation session

STUDIO USE BY RENTER

- Renter shall not use the premises for any illegal purpose and shall not create any environmental hazards on the premises.
- Renter shall be respectful of the residents of the Victoria Hotel living above the Studios and keep sound system at approved levels.
- Except for volume, Renter may not change settings on sound equipment.
- All activities shall be restricted to Renter's designated studio.
- Renter will NOT share their door code.
- The bathroom door must be locked after each use and key returned to designated spot.
- 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.
- 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. Please remind students to take their water bottles when they leave.
- 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.
- The piano in the Big Studio may only be used by permission and then only by pianists. The piano cover must be replaced after use. Do not place any objects on the piano.
- 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 all sounds to a reasonable volume, and to be respectful of other renters.
- 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 may be charged for overage. Renter is expected to notify the studio at rental@dancehubsb.org if any extra time was used.

THE FLOORS

- Street shoes must be removed before entering the Big Studio or removed in the designated area in the Victoria Studio.
- Renters will remind students not to use body oils or lotions. They leave hazardous slick spots and are difficult to remove.
- No street shoes are allowed.
- 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 areas.
- 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 studio.
- The bathroom is locked and key returned to proper place.
- All lights and fans are turned off.
- Heaters are set to medium.
- Sound equipment is on, sliders are down, and any cables are neatly coiled, if used.
- The studio is in the condition you found it, or better.
- All chairs must be returned *to their original places*.

PACKAGE RATES

- Packages are for 4 or 5 rentals in a one-month period
- The rental term starts on the day of the first booking and extends for one month.
- All sessions must be the same duration but may begin on different days of the week or at different times.

LONG-TERM RENTALS

- Long-Term rental sessions must repeat each week on the identical day or days of the week at the same time
- Minimum term is 3 months
- Payment must be made by card or direct debit (ACH) and is collected on the first of each month
- Credit will be given for holidays and vacations when notified a month in advance
- To reserve space, the renter must pay a non-refundable deposit of 50% of the first month's rent
- Payments are non-refundable

RENTAL FEES

- **Registration Fee:** For first-time renters: \$20
- **Scheduling Fee:** Charge for scheduling a rental less than 48 hours in advance: \$5
- **Rescheduling Fee:** Charge for rescheduling a rental less than 24 hours in advance: \$5

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 his/her 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

Text Carrie Diamond at (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.

NOTE: If you are filling out this form online, you may type your name below to sign the form.

Signed: _____ Date: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____