



P.O. Box 18263 Boulder, CO 80308 (303) 447-2566

STUDIO LEASE

The Community Dance Collective, known herein as CDC, hereby agrees to lease its dance studio and performance space located at 2020B 21st Street, Boulder, Colorado, to

for the following dates and times :

Key Deposit \$ 25.00 Performance Damage Deposit if applicable \$_____ Total Rental Fee\$ _____

Lessee shall post the key/damage deposit prior to the first allotted rental time by separate check. This deposit shall be returned within one week following termination of the lease and upon receipt of the key on the last scheduled use unless damage has occurred. Additional fees may be assessed to cover damages.

All renters shall make all checks payable to the Community Dance Collective. It is to be paid month by month and is due by the First Day of Each Calendar Month. A \$35 late fee will be charged if payment is not received by the 5th of the month. Checks can be dropped off at the studio with prior arrangement with CDC Administrator or mailed to the PO Box of CDC.

Due to high rental volume, there are no cancellations for rentals of CDC for Monday through Friday evenings after 5 PM, September through May. Cancellations of regularly scheduled classes for other times are at the discretion of the CDC Administrator providing that one full month of notice is given. Short term rentals are made on a space available basis and are subject to charge if less than 48 hours notice is given.

Lessee shall not occupy CDC at anytime not specified in this lease without prior permission. The CDC operates under the honor system. If the lessee exceeds their contracted time, additional payment is required.

Lessee agrees that no one shall wear street shoes on the studio floor and there shall be no smoking, use of candles, incense or fire in the studio. Loud drumming and loud music that carries outside the walls of the studio is prohibited. Any food and beverages and their containers shall be properly disposed of in the outside dumpster and not brought into CDC with the sole exception of water bottles. Any exceptions to the food rule are at the permission of the CDC Administrator and janitorial charges may apply if studio is not left in clean condition.

Lessee is responsible to carry their own liability insurance. Lessor shall not be liable for any injury or damage, either to person or property, sustained by lessee, or agent of lessee, due to the building, or due to the happening of acts of terrorism or any accident in or about said building, said liability being expressly waived by lease.

Lessee must leave premises in the condition it was in at the beginning of the contract. Lessee shall be liable for any damage to the building, floor or property therein, which may be caused by his/her act of neglect or the acts of his/her agents or employees.

Lessee hereby indemnifies and agrees to hold lessor harmless against all claims of third persons for damages arising out of lessee's use of the premises.

CDC is not responsible for any loss or damage to personal property or personal injury not due to the fault or negligence of CDC.

Accompanying this contract is CDC Studio Policies. This document must also be signed. Any questions about studio usage or requested exceptions should be forwarded to the CDC Administrator before signing this lease.

_____ CDC Date _____

_____ Lessee Date _____

Please sign both copies and send one to CDC with your deposit and rental fee. The second copy is for your files.



P.O. Box 18263 Boulder, CO 80308 (303) 447-2566

CDC Studio Policies

Lessee shall not occupy the space at any time not specified in this lease without prior permission. CDC operates on the honor system. Pay for additional times. We are a fully tax exempt 501c3 organization and rely on your honesty to keep the doors open.

Lessee is responsible for leaving the space clean. Sweep the floor and vacuum the rugs if needed, vacuum is in closet. Studio is professionally cleaned once weekly.

Do not drag any items on the floor, such as chairs. Damages will cancel contract, forfeit damage deposit, and additional fees to repair damage may be assessed. Do not wear street shoes on the floor or shoes that leave marks. Additional cleaning fees may be assessed if your usage has caused marks or stains.

Noise complaints will result in cancellation of your contract. The Yoga Workshop is on the other side of the west wall, please be considerate. Drumming is not allowed, music should not be excessively loud, such that it carries outside the walls.

Do not touch the mirrors or allow your students to touch the mirrors. Do not hang or pull on the ballet barres.

Extra chairs are stored in closet. The East wall has AC water pipes so do not put chairs where the white pipes are located. Neatly stack chairs when done and do not drag these on the wood floor.

Information and flyers can be posted on the bulletin board or left on the card table.

For the summer months: the switch for the wall fan is above the outlets and ballet barre on the north wall, and the AC control is by the bulletin board. Please turn off when you leave the premises. Portable fans are in the studio. For winter months: the heater is by the bathroom, move the lever to the right to increase heat. Do not turn off. Turn down to 65 when you leave.

Extra toilet paper and paper towels are in the shelf above the toilet. Do not remove any other supplies. Only paper towels, mop and water should be used on the wood floor. Mop is kept in the closet. Fire extinguisher is by the front door. Maximum studio capacity is 49.

For electrical or plumbing issues or key issues call the studio number, (303) 447-2566. It is best to keep the door locked while you are in the studio to prevent unauthorized persons entering or for other interruptions to your class or rehearsal.

For police, fire or medical emergencies call 911, for non-emergencies call Boulder Police (303) 441-3333.

I have read and agree to these policies.

_____ Lessee Date _____

Sign one copy and keep one copy.