



STUDIO LEASE For Performances

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 set up, rehearsal, and performance time, see attachment. Current hourly rate for additional hourly charges for studio time is \$17 hour. Changes may be made to these dates and times but are not guaranteed and are subject to the availability of the CDC Studio.

The Key Deposit will be \$25; the Cleaning and Damage Deposit \$75. One separate check for these amounts will be held for a total of \$100 and 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. The check to be held for key and damage deposit is due _____. Est. Hours: _____. Hourly Rate: \$17. Total Est. Fee: \$ _____ Rental fee is due by _____. See attached schedule for dates and times.

All renters shall make all checks payable to the Community Dance Collective. A \$35 late fee will be charged if payment is not received by the due date. Checks can be dropped off at the studio with prior arrangement with CDC Administrator or mailed to the PO Box of CDC.

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 expected.

Air conditioning is included.

Street shoes shall be permitted in CDC by audience members for the purposes of taking their seats and use of the restroom. Performers and staff members must use non-marking, clean shoes and there shall be no smoking, use of candles, incense or fire in the studio. Flamenco shoes and other shoes with sharp or metallic soles are not permitted for use on CDC floor. 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.

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 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 is responsible for their own insurance, and 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 or due to acts of terrorism.

CDC Administrator will inform Lessee of specific maintenance aspects of CDC studio usage. Any questions about studio usage 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.



Contracted Rental Schedule for
