

Space for Movement Studio, LLC
410 Second Ave, Fairbanks Alaska 99701
SpaceforMovementStudio.com
(907) 888 – 8578

Sublease Agreement for Studio Rental

1. **Identification of Parties.**
 - a) Original Lease. **Space for Movement Studio, LLC** is tenant of **Paskvan Building** located at 410 2nd Ave, leased from **Miller-Schmidt LLC**, under lease dated Sept 1, 2009.
 - b) Subtenant **to be named with email and phone number**
2. **Terms of Sublease.** The Term of the sublease will begin on **Month day, year** and end of **Month day, year** for the time period of **day of week** from **x:xx-xx:xx**. At the end of this term, you may choose to extend your sublease times exactly as is, or renegotiate your times and rates based on the fees current for the renewal period. You may always add more time during the course of your lease at the same rate listed below.
3. **Use of premises.** These premises may be used for **dance classes, dance rehearsals, or as instructor deems appropriate.**
4. **Rent.** The rent for the term of this agreement is **amount in words** dollars (**\$xx.00**). Subtenant will pay this rent to Tenant in equal payments of **amount in words** dollars (**\$xx.00**) per month, or can make payment in full. Payments are to be made on **the 1st day of each month** during the term, and not later than the 3rd of the month or will be considered late:
 - Rents paid between the 4th - 10th, will incur an additional charge of 10% of your rent for that month
 - Rents paid after the 11th, will incur an additional charge of 20% of your rent for that monthRent may be paid with check, cashier's check, or cash and should be made payable to **Space for Movement Studio**.
5. **Security Deposit.** Deposits are not deemed necessary for ongoing classes at this time. Onetime events (workshop, hafla, parties) will require a 50% deposit due at the time of booking, or 1 month before the event, whichever is sooner.
6. **Performance.** Subtenant agrees to perform all of the obligations of the Tenant under the original lease and receive all of the benefits of the Tenant under this lease. Subtenant agrees to indemnify and hold the Tenant harmless from any claim which may result from the Subtenants failure to perform under the data after the date of this Sublease.
7. **Privileges.**
 - a.) All weekly subtenants will have a key to the dance studio. Monthly and one-time subtenants will gain entry by arrangement with Studio Owner, Joyce Young.
 - b.) All subtenants will have access to sound system
 - c.) All weekly subtenants will have a small area to store personal belonging in color coded bins.
8. **Responsibilities.**
 - a.) All dance and movement subtenants will carry liability insurance.
 - b.) All subtenants and their students must evacuate from the dance floor no later than 15 minutes after their scheduled time slot (listed in item 2, "Terms of Sublease"). After your

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allocated time it is permissible to be in the lobby area, but please keep voices down if there is another class or other event scheduled after your scheduled time.

- c.) Subtenants will leave studio clean and neat just as they found it, and if they are the last class for the evening, subtenants will ensure that the sound system is off, lights are off and doors are locked. Tenant also agrees that if any equipment, furniture, fixtures, etc are mishandled, broken, ruined or stolen while they are using the studio, or due to their direct negligence, subtenant agrees they will replace the items or pay repair/replacement costs within 48 hours.

9. Rules and Regulations:

- a.) No street or athletic shoes are permitted on the dance floor. Only appropriate dance shoes or bare feet are allowed on the dance floor. **** Sneakers that have not been worn outdoors may be worn on dance floor for movement classes. Instructor takes responsibility for ensuring the cleanliness of dance floor after class.**
- b.) No food or drinks (other than secure top water bottles) in the dance room.
- c.) No pets in the building.
- d.) No smoking or open flames (including candles) are allowed in the building.

10. Waiver of Liability

Space for Movement Studio, LLC rents its facility, including limited equipment, to its customers with the understanding that in no event shall **Space for Movement Studio, LLC** be held liable for direct, indirect, incidental, or consequential damage due to the use of this facility or equipment used by its customers. I hereby waive and hold harmless **Space for Movement Studio, LLC** from any incidents or accidents which may occur to or by persons either renting or associated with the renting of the studio facilities located at 410 **2nd Ave Fairbanks Alaska 99701** on or for the dates noted, or any additional dates added later. Once the contract is signed, we are relieved of all responsibility for unforeseen circumstances (i.e., fire, mechanical building breakdowns, etc.). Should the unexpected occur, rental fees, less expenses, will be fully refunded.

11. Termination of Rental Agreement, Cancellation Policy and Refunds

Ongoing rental agreements require a 30 day written cancellation notice to terminate your agreement and there are no refunds or credits issued by Space for Movement Studio for classes that the subtenant cancels. Onetime event agreements require a two week written cancellation notice for a refund on your deposit, minus an administrative fee equal to \$20, or 10% of the original rental agreement, whichever is greater. No credits or refunds will be issued if cancellation is received within 48 hours of the onetime event.

Signatures for Contract

Space for Movement Studio, LLC Owner Joyce Young
Signed By: _____ Date: _____

Subtenant **to be named:**

Signed By: _____ Date: _____

Key received by: _____ Date: _____