



Feel the Beat

STUDIO SUBLEASE AGREEMENT

DATE:

This contract represents an arrangement between Feel the Beat Corp. (5451 W 32nd Ave, Wheat Ridge, CO 80212) and "Renter" as named below. The following agreements apply to every instance in the future in which Renter uses Feel the Beat Corp. space for any purpose. If Renter fails to uphold any of the following agreements, Renter's studio privileges may be revoked.

Renter: _____ **Contact:** _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Phone: _____ **Email:** _____

The Space

Feel the Beat is a dance center located at 5451 W 32nd Ave. Wheat Ridge, CO. With 1 large dance studio space, this newly constructed space provides an area for rehearsals, events, workshops, and more.

Rentals

Feel the Beat Corp. is interested in developing long-term partnerships with dance companies, independent choreographers, and fellow nonprofits to support rehearsal, workshop, meeting, program space, and event needs.

Who We Are

By choosing to rent space at *Feel the Beat*, you are directly supporting our critical work with young people.

Feel the Beat believes in assisting and supplying children with the opportunity of self expression through movement. Feel the Beat eagerly provides programs for the Deaf, Hard of Hearing, or children with special needs who want to learn more about dance and music.

Accessibility

Wheelchair accessibility

Studio Space Usage

Permitted Uses	Rehearsal, Class, Reception, Special Event, Video Shooting, Screening, Photo Shoot, Meeting, Performance, Retreats
Disciplines	Dance, Theater, Yoga, Fitness, Martial Arts
Restrictions On Use	Alcohol sales, street shoes, hard soled shoes, spiked heels on dance floor, sharp edged props or chairs without felt covering to protect the new floors, No glitter, confetti or paint, no food/drink without prior consent

Booking Policies

How to Book

Contact Jari Majewski info@feelthebeat.dance

Availability will vary around existing dance program classes already in session. Subleasing will not conflict with any existing class.

Please email us for more information on space availabilities or check website, www.feelthebeat.dance, to review our available time slots.

Rental Policy

DEPOSITS and RUNNING TABS:

Event rentals: Will be invoiced at date of contract. Due date not to exceed 1 week from date of event.

Make checks out to Feel the Beat.

Cancellation and Termination Policy

Cancellations made within one week of scheduled time may receive a full refund or credit. No refunds for cancellations made within 24 hours of scheduled rehearsal time. Feel the Beat chair or vice-chair under their discretion, may terminate any rental agreement if a rule is broken.

Allows Last Minute Reservations

Depends on availability

Booking Requirements

Deposit, Lease Agreement, Proof of Liability Insurance

Personnel Available at Time of Event

Inquire for additional rental personnel. No guarantee for additional personnel.

Payment Types

Credit Card (INVOICE), Check

Other Allowed Activities

Street shoes, amplified music, alcohol permitted with prior approval for events, but not for sale

Equipment

Initials Required by Feel the Beat Corp. Chair or Vice-Chair For Specific Equipment Usage

_____ Fitness Equipment

_____ Sound System

_____ Vibrational Floor Equipment: Under Employee Supervision or Trained Experience

_____ Tables (2) and Chairs (10)

Rates

Use
Studio

Hourly

\$35

If renter is using the space for profit

\$25

For not profitable service gatherings

Daily

\$240

Total Rental Price for the Month of: _____

Total Price of Rent: _____

Rules:

1. Feel the Beat Corp. is not liable for any injury or lost/stolen property.
2. No smoking, burning incense, or open flames anywhere in the building.
3. Renters may never leave any equipment, costumes, props, or personal belongings anywhere on the premises.
4. Renters agree not to inform any unauthorized person/s of the building alarm code.
5. Renters assume responsibility for the security of the space during each rental period.
6. For any urgent issue that might compromise the structure of safety of the building, please call (House Manager)
7. For accidents, health crises, criminal activities, or fires call 911.
8. No propping of the main door. The main door must remain closed during rented time.
9. Renters are not to rehearse/practice/meet in non-rented space.
10. Feel the Beat office & office equipment is off limits to all renters when an Feel the Beat administrator is not present.
11. Renters are responsible for replacing any broken or damaged property caused by renter and/or renter’s party.
12. Be aware of parking regulations.
13. Modification. This Agreement may be modified only by a written agreement signed by both parties.
14. Subletting and Assignment. Renter will not assign this Agreement or sublet any part of the Premises.
15. Shared Facilities. Renter knows that the building may be occupied by others during the Term of this lease, including, but not limited to activities of Feel the Beat Corp.
16. Renter is solely responsible for carrying her/his own liability insurance.

Feel the Beat Liability Statement

In submitting and signing this agreement, I certify I have read, understand and will abide by the facility rules and regulations set forth. Renter hereby agrees to hold Feel the Beat Corp., its officers and employees free and harmless from any loss, damage, liability, cost or expense that may arise during and related in any way by the use and occupancy of said facility, to the extent such loss, damage, liability, cost or expense arise out of negligent acts or omissions of the Renter or their students. I, the undersigned, or the company I represent, will be responsible for any damages sustained to the facility. Any lost equipment or damages sustained to Feel the Beat Corp. property shall be compensated within seven (7) days. I agree that this reservation is granted with the understanding that Feel the Beat Corp. may cancel for any reason and will provide twenty four (24) hour notice of cancellation.

Signing this agreement assumes full knowledge and acceptance of the above terms

Renter Signature

Date: _____

Print Name