

Studio 7 Arts

Space Rental Agreement - Rates, Guidelines, Terms & Conditions

Rental Rates

Space	Capacity			Week Day/ Night Rates (M-Th after 3pm)	Weekend Rates (after 3pm Fri + Sat/Sun, all day)	Ongoing Programs (min. 3 months)
	Standing	seated	tables & chairs			
Upper Gallery (Upper Floor)	160	115	53	\$45/hr	\$55/hr	\$35/hr
Creative Kitchen (Lower Floor)	96	68	32	\$30/hr	\$35/hr	\$20/hr
Library		6-10		\$20/hr	\$20/hr	\$15/hr
Meeting Room		6-8		\$15/hr	\$20/hr	\$10/hr
Outdoor Gardens	50+	30	20	\$25/hr	\$30/hr	\$20/hr
Whole Facilities				\$70/hr	\$80/hr	\$55/hr

Prices subject to change

Ongoing Programs - Most Ongoing Programs must sign a 3, 4, 6, 9 or 12 month contract for use of space.

One-Time Events - Minimum rental time for one-time events is two hours.

Co-Sponsorship - At times, we may work with an organization or individual under a joint venture which may include coordinating a different rental agreement under terms that would support more of a collaborative relationship or event. If you would like to discuss co-sponsorship with us, just let us know and we will discuss and determine the possibilities.

Rental Rates do not include the following Fees:

- Manager Fee – a \$20 Manager Fee is required for all one-time events
- Onsite Manager: \$20/hr if you request an onsite manager for your special event
- Additional Equipment and Amenities (as requested) - see rates on Rental Application
- Security Deposit: \$100 for large events (100 guests or more), \$200 for any event with alcohol.

Agreement

Renter agrees to rent the space at 225 W. 14th St. from Studio 7 Arts according to the terms of this Rental Agreement

Rental Areas

Spaces for rent include the Upper Gallery Space, Creative Kitchen (lower floor), Library, Meeting Room and outdoor Gardens – as well as the Entire Facility.

Renter understands the physical location and boundaries being rented. Renter understands that other areas of facilities, including the administrative offices are not available for public rental. Art Gallery exhibits will be left intact in original locations.

Availability

Events may be held from 8:00 AM to 12AM. Please also note that *any set-up, decorating and clean-up time for your event must be included within the rental time and fee*. Renter agrees that set-up and clean-up time is included within the approved rental time and all persons, supplies and decorations must be out of the building by that time. If guests cannot enter the building, Renter must contact their specified Studio 7 Arts manager. Unless specified in Rental Application, no materials may be stored, left or placed outside the Rental Space. Any items remaining after an event will be left at the liberty of Studio 7 to decide how to handle them.

Smoking is not permitted in any area inside or outside of the facilities; this includes the parking lot – NO exceptions.

Music, Décor and Signs

Renters must gain prior approval from Studio 7 for music and volume levels; photography; the use of Sterno flames; signs and decorations. Only ribbon, poster putty, or string may be used for attaching decorations-absolutely **no tacks, nails, tape, wire, or staples** may be used. **No glitter, sparkles, rice, birdseed** (ok in garden only) or other similar materials allowed. Only Food and beverages, music/volume levels, decorations, signs indicated/approved on the *Rental Application* are allowed. Renter understands and agrees to the limitations on allowable décor.

Food and Catering

Food and beverages are allowed, but must be discussed at the time of agreement regarding any specific needs. Details must be stipulated on *Rental Application / Use of Space Agreement*.

Studio 7 Arts does not operate on-site catering services. Individuals and groups renting space at Studio 7 may bring in a licensed and insured caterer of choice. Caterers are responsible for all materials and personnel brought into the facility. Studio 7 Arts is not responsible for any lost or stolen equipment or any other property belonging to the caterer or event host/hostess.

Studio 7 Arts has a small kitchen located on the lower level. The kitchen is equipped with sinks, preparation areas, two ovens, microware, refrigerator, freezer, and dishwasher. Caterers must make special arrangements in advance to leave any equipment or materials in the kitchen past the conclusion of the event. Kitchen facilities are available for only limited use and must be stipulated and approved in the *Rental Application / Use of Space Agreement*.

Alcoholic Beverages

For service of alcoholic beverages in the Studio 7 Arts space, **this must be approved and stipulated on Rental Application and Renter agrees to obtain proper Michigan State License/Certificate of Insurance**. No alcoholic beverages may be sold at any event held in the facilities. A rental agreement and certificate of insurance for a general liability of one million dollars (and a one day Liquor Liability Insurance Rider in the amount of one million dollars), stating Studio 7 Arts as additional insured (on both policies), must be completed and **submitted no later than 7 days prior to the event**. Insurance may be obtained from your Homeowner's or Renter's Insurance Policy. Certificates and person responsible must be present during entire event. Renter agrees to abide by all laws and regulations regarding service and consumption of alcoholic beverages on the premises.

Equipment & Amenities

The rental rate includes free parking and the use of certain requested equipment and amenities. Renter understands the availability of basic amenities and any extras are stipulated in the *Rental Application / Use of Space Agreement*. Studio 7 Arts owns a small collection of audio-visual equipment including microphones and DVD player. Rental charges apply for the use of certain equipment (see Rental Application for items and fees). **Renters must arrange for any additional equipment needs or specialized technical assistance**.

Renters must notify Studio 7 two weeks in advance of any arrangements made for delivery of equipment or materials. The loading area is located at the back of the building off Pine Street. Renters must notify the Studio 7 Manager two weeks in advance of any arrangements made for delivery of equipment or materials. The loading area is located at the back of the building off Pine Street.

Parking

The parking lot can hold about 12-15 vehicles. Cars may park up and down Pine Street and across 14th at Thirby Field.

Reservation, Cancellation, and Billing Policies

Please try to make your reservations a minimum of 30 to 60 days prior to your event.

The deposit (half of rental subtotal) along with a completed *Rental Application* is required to *guarantee your reservation*. Reservation will be confirmed with the deposit and acceptance of this rental agreement. The deposit will be returned if the rental application is denied. Cancellations must be made at least 30 days in advance to receive a refund of the deposit less a \$15 handling fee. If a cancellation is made less than 30 days to the day of the rental, your deposit will be forfeited. The applicable security deposit may be used toward any excess cleaning or damage charges. If the space is satisfactorily left at the conclusion of the event, the entire security deposit will be returned within 2 weeks following the event.

Payments

Renter agrees to pay the rate(s) indicated in the *Rental Application / Use of Space Agreement* in-full before using the space. Full payment for the space must be received on or before the event date, or the space will not be available for use and the rental deposit will be forfeited. 12-month contracts and Ongoing use of space must be paid by the 1st of the month for which the space is to be used, unless otherwise agreed upon by parties. Payment may be made via cash, check; please do not mail cash payments. Send check or money order to: Studio 7 Arts, 225 W 14th St., Traverse City, MI 49684 .

Additional Fees & Responsibilities

Renter agrees to pay a Studio 7 Arts Manager a \$20 fee to provide rental and building access for one-time events. An onsite manager can be made available for your event for a \$20/hour fee. This 20/hour rate will be charged for a manager to be onsite during the requested length of time for your event. Agreed upon fee and requirements will be negotiated and stipulated in the *Rental Agreement*.

To show courtesy to other visiting groups, guests are restricted to the specific area rented and the restroom area unless special arrangements have been made through the Studio 7 Arts office; the exchanging of spaces will incur an additional cost. Additionally, if a Renter is renting only a specific area of the overall space, Studio 7 Arts has the right to allow other Renters in the unoccupied space for additional offerings, unless the Renter specifically leases the Entire Facility.

Renter agrees to leave the facilities in the same condition as it was prior to an event to avoid damage charges. *All decorations, equipment and garbage must be removed from Studio 7 at the end of the event.* Renters are expected to have a clean up crew to finalize the event at the agreed upon time. Variations to this may result in forfeiting your deposit.

A clean-up fee will be charged to the lessee if not completely satisfactory. Anything other than regular maintenance Clean-up following all events will be billed at the rate of \$25.00 per hour. Studio 7 Arts may deduct fees for cleaning from the deposit for Renter's failure to do so.

Any Event Space use including children, Renter agrees to have proper supervision for all children.

Renter agrees that no Firearms, weapons of any kind, use or presence of illegal drugs or paraphernalia will be permitted on or around the Studio 7 Arts property.

Renter agrees that no animals are allowed to enter enclosed buildings, with the exception of animals specifically for the use of a person with a disability or animals that are used for instructional purposes deemed appropriate by the Studio 7 Arts Manager.

Limitation of Liability

Renter assumes responsibility and liability for all damages or losses to Studio 7 Arts, the Facility, persons or property that occur as a result of the negligence or any actions of Renter or its officers, employees, agents, representatives, invitees and guests during the entire rental period.

Renter agrees that any deposit(s) may be used to offset damage costs and acknowledges that costs are not limited to the amount of the deposit received by Studio 7 Arts. The renting party also agrees to reimburse Studio 7 Arts for any damages to the property or costs incurred as the result of any member of the visiting group.

The renter further accepts the responsibility for enforcing compliance with the terms and conditions of this agreement to the individuals attending said event. The renter will be held responsible for the conduct and behavior of any persons in their group.

Renter agrees that Studio 7 Arts' liability to Renter is limited to the total amount paid by Renter in rental fees and deposits. Renter agrees that Studio 7 Arts will not be liable for any failure to perform or damages caused by an act of God, force of nature, or other unforeseen event reasonably beyond Studio 7 Arts' control.

Renter understands that Studio 7 Arts is not responsible for any items or property belonging to renter or renter's guests that is lost, stolen or damaged before, during or after the rental period.

Reservations of Rights

Studio 7 Arts reserves the right to cancel agreements for nonpayment or noncompliance with rules or to refuse the use of its facilities for any reason deemed appropriate at Studio 7 Arts discretion. Rental space use and policies are set by, and may be changed by, Studio 7 Arts Founder/President. This Rental Agreement is a binding legal contract.

By signing the *Studio 7 Arts Rental Application*, the Renter of Studio 7 Arts facilities, agrees to the terms as set forth in the *Studio 7 Arts Space Rental Agreement / Use of Space Agreement*.

Studio 7 Arts
www.Studio7Arts.com

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