**Confluence Studios**

**634 Main Street**

**Garden Level Suite 6**

**Grand Junction, Co 81501**

**(970) 234-0040**

**Studio Space Rental Agreement**

**The River Room**

This is the back studio space and includes tables and chairs, use of kitchen area space and shared restrooms on garden level.

**Terms of Use:**

By signing this agreement, the renter agrees to all of the following:

There is a minimum rental of two hours, but the River Room, if available, can be rented for any amount of time beyond the two-hour minimum. If rental time goes beyond normal operating hours arrangements must be made in writing and agreed upon by both parties. Normal operating hours are 8am to 8pm. Confluence Studios hours of operation are Tuesday through Saturday 11am to 7:00 pm. This is when doors and front gallery spaces are open to public.

**Pricing:**

**Retainer:**

To book The River Room a retainer of 50% of your booking must be paid and this agreement signed. This retainer is non-refundable, though it will be credited to your final bill. The retainer holds the room in reserve for you and guarantees its availability for your event/class. Ongoing class/event/workshop land membership leaders pay $50.00 retainer fee and pay for rental at beginning of each rental period. Retainer is credited at last booking.

**Security Deposit:**

A $50.00 security deposit will be required to book the room. For single-use renters the security deposit will be paid to hold the space for your booking and will be returned when you are finished, provided room is in the same condition as it was when you took possession. For teachers who will be leading an ongoing event, the security deposit will be held until end of ongoing session. Any repair to damage or cleaning that Confluence Studios must do on your behalf will be charged against your damage deposit.

**Rental:**

***Confluence Members:*** two-hour minimum $25.00 and $18.00 each additional hour beyond the two-hour minimum.

***Non-members***: two hour minimum $50.00 and $22.00 per hour after the minimum. This includes set up and clean up time so please plan accordingly.

Studio Rental is paid in full at time of occupancy and security deposit will be returned at end of occupancy.

**Agreement:**

**General:**

The studio may be used for legal business activities only**.** No smoking, alcohol, or drugs are permitted. Renter is responsible for ensuring the space is left as found. Confluence Studios is not responsible for injuries, damage, or accident that occurs within the rental space and ongoing activity. Confluence Studios strongly advises that all teachers using the space retain their own insurance against property and personal injury damages.

**Code of Conduct:**

The lease shall start and end as set forth in this agreement; set-up and clean-up time must take place during the hours set forth in this agreement.

* Be respectful of our neighbors and other activities taking place elsewhere in the building/studio
* Be present at all times during the rental
* Keep the even or session contained within the studio (excepting for breaks)
* Maintain adult supervision of minors at all times
* Clean up trash or any other items on premises before leaving

**Studio and Equipment Supplied:**

 Confluence Studios agrees to provide The River Room studio space is good working order but makes no guarantees about its functionality or suitability for any given purpose. Please ensure that the space is right for your needs and the activities intended for the space. Confluence Studios has tables and chairs available—but if you need additional furnishings or equipment please make your own arrangements. Confluence is happy to help in any way possible, so don’t hesitate to ask, but our resources are limited, so please ensure that you have what you need. Moreover, Confluence Studios is not liable for any acts of nature, such as power outages, floods, weather emergencies, etc. If such an event or emergency occur, please notify Confluence Studios immediately.

The renter is entitled to use the entire studio space, lighting, and furniture provided and agrees to keep the space and furniture safe and in good order. Free-wifi is available, but Confluence Studios is not responsible for the Internet Company issues that do occur from time to time. Have a backup plan for showing images, films, etc. There are facilities for making beverages and for serving light snacks, but the renter is responsible for providing their own food and drinks if applicable.

Renter agrees to pay for any repair or replacement costs of furniture, studio, or equipment used within three business days of damage. Renter agrees to pay for any damage caused by renter’s students, employees, contractors, or clients, and agrees to leave the studio as found.

Liability:

The renter agrees that Confluence Studios holds no liability for any damage or injury caused by use of rental items to renter or any third party. The renter assumes all risk of personal lproperty damage or personal injury. If any accident involving Confluence Studio’s property takes place while in possession of the renter, renter shall make Confluence Studios aware by written statement of the details of the occurring event, including police report, if applicable. Renter also agrees to leave the studio as found or pay to have cleaning and/or repairs done that returns it to original state.

Renter agrees to get a signed Liability Release from all persons on the premises prior to use of The River Room studio. Confluence Studios will not be held liable for any injuries or accidents to the Renter, renter’s employees, renter’s students, or other associates of renter.

Use of The River Room requires the following in advance:

* Signed Rental Agreement
* Payment of Retainer
* Signed Liability Waiver and Releases for all persons attending event at Confluence Studio
* Photocopy of Renter’s driver license.

Renter agrees that Confluence Studios has a right to inspect any equipment used by renter, to be on the premises, and to ensure the safety of its property and reputation. The renter agrees that Confluence Studios has the right to terminate and revoke the renter’s rental agreement if any aspect of the Confluence Studios, her reputation, property, or foundational practices are put at risk or not honored by renter. Confluence Studios reserves the right to revoke any rental privileges if any of these agreements are not fulfilled.

Returned checks will incur additional charges, including any bank fees, plus $25.00 processing fee.

I have read all of the above and fully understand and agree to strictly adhere to all of the above.

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Renter’s Name Signature

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Date of Rental From-to CarrieL. Kellerby, Confluence Studios

Retainer Received\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Waivers \_\_\_\_\_\_\_\_\_\_\_\_\_