



JFA STUDIO's RENTAL CONTRACT

Tel: (818) 861-9090 / Email: contact@JFAstudio.com / Address: 3062 N. Lima St. Burbank, CA 91504

Please complete the following information:

Contact Name: _____ Company Name: _____

Company Phone: _____ Email Address: _____

Address: _____

Brief Description of project: _____

Total number of Cast, Crew, Audience: _____

Rental Date(s): _____

Additional Equipment o Services Needed: _____

Submittal Instructions:

Please read, sign and email it to: contact@JFAstudio.com

By engaging to rent JFA Studio (herein referred to as the "Studio") you, the undersigned (herein referred to as the "Renter"), hereby state that you have read, fully understand and agree to be bound by the following terms and conditions.

PAYMENT POLICY:

Rental customers are required to pay a (20%) deposit of the total rental fee, due upon reservation of the studio with the remaining balance due and payable upon start of the rental period (before occupying the facility).

RESERVATION OF STUDIO:

Reserved Dates are defined as rental date(s) requested by the rental customer and confirmed by JFA. Reserved dates are only guaranteed upon receipt of deposit.

CANCELLATION POLICY:

Cancellations must be made at least (21) days prior to scheduled shoot date to be qualified for full refund of the deposit, otherwise the 20% deposit is considered non-refundable. Cancellations made within (7) days of the rental date is liable to 50% charge of the total rental fee.

CHANGING DATES:

A confirmed reservation is subject to availability of the facility for the new dates. All requests for change of date within (7) days of the rental date will be liable to 50% charge of the total rental fee.

OVERTIME:

Daily rental periods are 12 hours. Overtime will be calculated in increments of 30 minutes beyond the contracted end-time of the rental period when renter is either still engaging or cleaning up the studio space. Overtime fees will be assessed based on \$80 an hour rate.

CLEAN UP:

Studio cleanup must be completed by the end of the rental period. If the studio is left in an unsatisfactory condition JFA reserves the right, at its discretion, to bill rental customer \$50 per hour for any cleaning or repair work deemed necessary and performed by the studio staff, including cost of materials, to return the studio and support areas to satisfactory condition.

TERMS OF USE:

Use of our studio and our equipment is at renter’s own risk. Renter hereby waives rights to seek legal redress for mishaps, accidents, and/or loss while on premises, except for claims that arise from Studio's own active negligence of willful misconduct. Renter agrees to leave the studio, equipment and adjacent grounds in the same condition as they were when Renter arrived (reasonable wear and tear excepted). To the extent of its own liability, Renters are solely responsible for any legal infractions Renter or members of Renter's party make during the conduct of the shoot, be they in JFA studio or elsewhere. This includes parking tickets, all other violation or citations, and legal action resulting from the conduct of the shoot, taken at whatever time. Renter agrees to hold harmless the Studio, its owner, agents, representatives, and contractors acting on its behalf for any loss, accident, or injury to Renter's self or anyone who accompanies Renter while on JFA Studio’s premises, except for claims that arise from Studio's own active negligence of willful misconduct. Renter agrees to be solely responsible for the conduct and welfare of all persons accompanying Renter while on our premises. Renter understands that if the Studio observes dangerous or negligent practices or activities are being engaged in the Studio reserves the right to stop the shoot and require Renter and Renter's party to leave immediately- HOWEVER, Studio assumes NO RESPONSIBILITY to act in such cases, except as set forth above. Renter agrees to hold the Studio, its agents, representatives, and anyone acting on behalf of Studio completely harmless from any action, legal or otherwise, that results from Renter's conduct. Renters are solely responsible for verifying that all persons employed by Renter during Renter's rental period are of legal age for the activities they are to be engaged in. The Studio has no responsibility to determine or verify the age of participants in the renter's activities but reserves the right to end those activities if it becomes aware that legal age violations are on-going. Renter agrees that a Studio representative will be present in the studio at all times Renters are using it.

INSURANCE:

Renter agrees to obtain a certificate of liability insurance to include JFA STUDIO as additionally insured on the certificate. Renter shall have in effect the insurance coverage for its employees against worker's compensation claims in the amount required by law and property damage and public liability with a combined single liability of \$1,000,000. Proof of insurance must be submitted to JFA Studio at least 72 hours prior to the rental date.

INDEMNIFICATION:

Except for claims that arise from Studio's own active negligence of willful misconduct, Rental customers agree to indemnify and hold harmless JFA Studio and its employees from any and all claims, suits, damages and liabilities, including Workers Compensation claims, resulting directly from a cause of occurrence in, upon, at or from the use of the rental facility and equipment herein, including but not limited to such damage or injury which may be caused by the negligence of Renter, or any party associated with renters activity.

EQUIPMENT:

Studio agrees to provide agreed upon equipment in good working order, but makes no special guarantees as to said equipment's functionality or suitability to Renter's purposes. Studio is not liable for acts out of its control that affect the shoot, such as power outages, weather or emergencies and sound interruptions.

MISCELLANY:

This Agreement incorporates the entire understanding and agreement between the Renter and the Studio. Any modifications of this Agreement must be in writing and signed by both parties. Any waiver of a breach or default hereunder shall not be deemed a waiver of a subsequent breach or default of either the same provision or any other provision of this Agreement. The laws of the State of California shall govern this Agreement.

TOTAL (if already quoted, otherwise leave blank): _____

DEPOSIT _____

Please sign below to confirm that this agreement shall be valid and in effect for the complete rental period.

Contact Name: _____

Title: _____

Company Name: _____

Contact Signature: _____

Date: _____

JFA Studio Manager: _____

Date: _____