



StudioNia Rental Agreement

This Agreement is entered into between _____
("RENTER"), and Nia Technique, Inc. ("Nia"), both being in accord as to the conditions
and terms set forth herein.

Agreement Date _____

Renter Name:
 Company:
 Title/Position:
 Email:
 Phone:
 Description of Company / Event:

Nia Contact: Name:
 Title / Position:
 Email:
 Phone:

Rental Location Suite 402; 918 SW Yamhill, Portland, OR 97205

Rental Inclusions**

As defined and including all respective items listed on page 6 of this Agreement, the
items checked below shall collectively be referred to as "STUDIO":

_____ **Studio A**
_____ **Studio B**
_____ **Kitchen access**

**Additional amenities and facilities may be made available upon agreement



StudioNia Rental Agreement

Details of Rental Agreement

<p>Rental Rates</p> <p>Listed rates apply to rental of a single studio space. To rent both Studio A and Studio B, add:</p> <ul style="list-style-type: none"> Hours 1 – 10: \$15 per hour Hours 11 and up: \$10 per hour 	<table border="1"> <thead> <tr> <th>Hour</th> <th>Rate</th> <th>Total</th> <th>Cancellation Grace Period</th> </tr> </thead> <tbody> <tr> <td>Hour 1</td> <td>\$35</td> <td>\$35</td> <td rowspan="5" style="text-align: center;">24 hours notice Should RENTER cancel with less than 24 hours notice, \$35 fee applies.</td> </tr> <tr> <td>Hour 2</td> <td>\$30</td> <td>\$65</td> </tr> <tr> <td>Hour 3</td> <td>\$25</td> <td>\$90</td> </tr> <tr> <td>Hour 4</td> <td>\$25</td> <td>\$115</td> </tr> <tr> <td>Hour 5</td> <td>\$25</td> <td>\$140</td> </tr> <tr> <td>Hour 6</td> <td>\$20</td> <td>\$160</td> <td rowspan="6" style="text-align: center;">7 days notice Should RENTER cancel with less than seven (7) days notice, \$35 fee applies.</td> </tr> <tr> <td>Hour 7</td> <td>\$20</td> <td>\$280</td> </tr> <tr> <td>Hour 8</td> <td>\$20</td> <td>\$200</td> </tr> <tr> <td>Hour 9</td> <td>\$20</td> <td>\$220</td> </tr> <tr> <td>Hour 10 +</td> <td>\$15</td> <td>\$235</td> </tr> <tr> <td>Hour 11 +</td> <td>\$15</td> <td></td> </tr> </tbody> </table>				Hour	Rate	Total	Cancellation Grace Period	Hour 1	\$35	\$35	24 hours notice Should RENTER cancel with less than 24 hours notice, \$35 fee applies.	Hour 2	\$30	\$65	Hour 3	\$25	\$90	Hour 4	\$25	\$115	Hour 5	\$25	\$140	Hour 6	\$20	\$160	7 days notice Should RENTER cancel with less than seven (7) days notice, \$35 fee applies.	Hour 7	\$20	\$280	Hour 8	\$20	\$200	Hour 9	\$20	\$220	Hour 10 +	\$15	\$235	Hour 11 +	\$15	
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Rental Period	Beginning _____ (date) at ____:____ am /pm	Ending _____(date) at ____:____ am /pm	Total Rental Period _____ hours																																								
Hours & Fees	Cleaning Service Option? YES NO (\$250 fee)	Alcohol being served? YES NO (\$75 fee)	Total Rental Fee: \$_____																																								
Payment	Deposit of \$_____		Balance Due:	Due by (date):																																							
	Paid on _____ (date)		\$_____	_____																																							
Special Requirements (Nia Representative to initial upon approval)																																											

Renter Responsibilities

1. RENTER will end event and close STUDIO on time, as set by this Agreement.
2. If RENTER is not selecting the \$250 Cleaning Option, RENTER will assure STUDIO is cleaned and ready for the next occupancy by end of rental period (defined above).
3. Overtime use without prior confirmation will be billed and paid to Nia in hourly increments at a rate of three (3) times the standard rental rates defined above.
4. Should RENTER anticipate the need to extend the rental period, RENTER agrees to confirm with his/her STUDIO representative ahead of time to ensure STUDIO is available. Extension requests will be accommodated whenever possible.

Studio Care

StudioNia is a historic space with original 19th century hardwood floors, a rare antiquity in the world of architecture and dance. Nia thanks RENTER for respecting the strict care involved in preserving this sensitive space. Fines have been established to highlight the importance of this care and to repair any damages that occur during the rental period defined in this Agreement. RENTER agrees to: a) abide by and enforce the following care and maintenance rules and guidelines for STUDIO, and b) pay established fines for any guidelines not followed during the rental period.

RENTER's initials on each line indicate full understanding and agreement to the statement that follows:

- i. _____ Drums may not be played on the floor. Drums will be held or placed on a mat or rug (\$100 per violation).
- ii. _____ No boots, hard soled shoes, tap shoes, flamenco shoes or sharp pointed heels may be worn on the floor (\$25 per violation).
- iii. _____ No dragging hard-bottomed items across the floor (benches, risers, tables, chairs, equipment, etc.) (\$100 per violation).
- iv. _____ Absolutely no powders or oils on the floor (\$25 per violation).
- v. _____ No hard equipment may be set directly on floor (lights, speakers, chairs, risers, cases, crates, etc.). Such equipment must be set on mats or rugs. STUDIO will provide mats for this purpose upon request (\$25 per violation).
- i. _____ No carts, rolling chairs or equipment on wheels. Any wheels must be pneumatic and approved by STUDIO representative before entering STUDIO (\$50 per violation).
- vi. _____ Floors must be swept and all tape and marks removed at the end of each rental period (\$10 per violation).
- vii. _____ No moisture or standing water on the floor whatsoever. Any liquids served, dispensed or contained must be done over a moisture barrier (tarp, rubber mat, etc.). All liquid spills must be dried up immediately, or fines will be imposed! (\$100 per violation).
- viii. _____ Rice, birdseed, glitter and confetti are not to be thrown inside or outside of the premises (\$50 per violation).
- ix. _____ The use of nails, tacks, staples, etc. is prohibited. Only 3M (blue) paint trim tape and "gaff" tape are allowed (\$10 per violation).



StudioNia Rental Agreement

Rules

1. No smoking is permitted anywhere on or near STUDIO premises.
2. With the exception of guide dogs, animals are not permitted on premises.
3. All deliveries and pick-ups must be scheduled during designated rental period.
4. RENTER is responsible for set up and removal of all decorations.
5. Decorations must be flame retardant material.
6. Candles must be enclosed in glass.
7. If RENTER is not selecting the \$250 Cleaning Option, RENTER is responsible for sweeping and/or mopping STUDIO floors before end of rental period.
8. RENTER must remove all trash bags from the building that are related to the occupancy defined herein.
9. RENTER will clean and return all facility equipment utilized.

Alcoholic Beverage Policy

- a. Alcoholic beverages may be consumed on STUDIO premises only with advance approval and full payment of \$75.00 to Nia, for the Alcoholic Beverage Service Fee.
- b. If selling alcoholic beverages of any kind, RENTER is required by law to obtain an Oregon Liquor Control Commission event license or permit (reference this topic at: <http://www.olcc.state.or.us/>).
- c. RENTER must prominently display his/her OLCC license/permit at all times during the event and/or rental period.
- d. The attending STUDIO representative is required to check RENTER's OLCC license prior to allowing alcohol to be served.
- e. Alcoholic beverages may not be served to minors under any circumstances.
- f. No alcoholic beverages are allowed outside of the 4th floor of STUDIO.
- g. Beverages may only be served over a protective moisture barrier to ensure no liquids soak into the floor.
- h. All guests must be informed about the vulnerability of STUDIO floors.
- i. All spills must be cleaned up immediately.



StudioNia Rental Agreement

Liability Release

RENTER hereby agrees to the following waiver of liability:

- a. RENTER assumes all risk of loss, damage, liability, injury, cost, or expense that may arise during or be caused in any way by such use or occupancy of STUDIO facilities.
- b. RENTER expressly waives any claim, which any applicant may have against StudioNia and/or Nia Technique, Inc., its members, employees, management and agents, for any loss, claim and liability or damages, and/or injuries to persons or property that in any way may be caused by RENTER's use or occupancy of STUDIO facilities.
- c. RENTER agrees to save and hold Nia Technique, Inc., its members, employees, management and agents free and harmless from any loss, claim, and liability or damages, and/or injuries to persons or property that in any way may be caused by RENTER'S use or occupancy of STUDIO facilities.
- d. RENTER assumes personal responsibility, financially and otherwise, for any damage sustained to STUDIO, building, furniture, or equipment occurring through the occupancy of STUDIO facilities.
- e. RENTER agrees to abide by all laws, and any conditions, rules, and regulations for use of STUDIO facilities, as set forth verbally or in writing by Nia Technique, Inc., its employees, management and agents.

Confidentiality and Indemnification

The details of this Agreement, including payment arrangements, are confidential and not to be shared with anyone outside RENTER and Nia Technique Inc.

Agreement to All Terms

The following signatures constitute a legal and binding Agreement between the RENTER and STUDIO / Nia Technique, Inc. regarding the above mentioned terms and conditions.

On behalf of RENTER:

On behalf of Nia Technique, Inc.

RENTER (Print Name)

Nia Technique, Inc. Representative (Print Name)

Signed & Dated

Signed & Dated

Renter's Guide and Inclusions

STUDIO A

- Approx. 2,200 sq. ft. studio; 61' x 36' 5"
- Located at the end of the 4th floor hallway on the left
- Door keypad access code: 71593715
- Separate men's and women's dressing rooms with storage space
- Separate men's and women's bathrooms (keys provided)
- Additional storage cubbies in studio
- Full sound system, supporting CDs, iPods and laptops
- Floor fans and ceiling fans (controlled by panel near doorway)
- Two large windows, opening to city view
- Equipped with yoga mats, pillows, knee pads and hula hoops
- Water cooler
- Heated in winter. No A/C.
- Dust mop and wet mop/bucket for clean up

STUDIO B

- Located on the 4th floor; third door on the left
- Door keypad access code: 71593715
- Large space with seating areas, coffee tables and conference table
- Ample storage area for personal belongings
- Separate men's and women's bathrooms (keys provided)
- Full sound system, supporting CDs, iPods and laptops
- TV and DVD player
- Water cooler
- Ceiling and floor fans
- One large window, opening to city view
- Heated in winter. No A/C.

KITCHEN:

- Located on the 4th floor; third door on the left
- Door keypad access code: 715937
- Large double-sided sink, refrigerator, microwave and toaster oven
- Storage area with supplies (toilet paper, tissue, paper towels, tampons)
- NOTE: *Building regulations require all food trash be disposed of outside of the building. No food is to remain in the building at the end of each day.*

BATHROOMS

- Men: Located on the 4th floor; first door on the right
- Women: Located on the 4th floor; second door on the right
- Keys required for entry; provided with each rental space