

Studio Rental Agreement

This Studio Rental Agreement (hereinafter shall be referred as "**Agreement**") has been signed by and between, Ilyo TeaKwonDo owner, Ivan Fernandez, and the renter.

Location: 2630 Alum Rock Ave, San Jose, CA 95116

Space: Recreational Studio Area Backroom

Contact: (408) 834-2621 or _____ (email)

Whereas the Company is the real estate owner located at Ilyo TaeKwonDO intended for martial arts, dance, community recreational purposes.

Whereas the Renter shall use the Studio under the terms and conditions below.

1. Long Term Studio Rental Agreement

The company and the tenant have agreed to rent the studio for the following period of time:

__ / __ / __ through __ / __ / __.

The tenant has permission to utilize the studio during the following days of the week and hours through their agreement:

Mondays Time __: __ - __: __

Tuesdays Time __: __ - __: __

Wednesdays Time __: __ - __: __

Thursdays Time __: __ - __: __

Fridays Time __: __ - __: __

Saturdays Time __: __ - __: __

Sundays Time __: __ - __: __

The monthly rental fee is \$_____ plus electricity bill of \$50 per month.

Payments shall be made every _____ of the month, to cover the previous month's payment. If the payment is not made on time, the Company has the right to suspend this Agreement.

The terms and conditions in this Agreement are valid for _____ term. However, the company may terminate the Agreement without giving any reason with a 2 months prior notice.

At the end of the specified period, the Parties may decide to continue the Agreement with the same provisions or sign a new contract.

2. Short Term Studio Rental Agreement

The company and the tenant have agreed to rent the studio during the following dates and times:

DAY	TIME

The hourly rental fee of the studio is \$____, if the studio is rented for a full day, the daily rental fee is \$_____.

Payments shall be made every _____ of the week, to cover the previous week's payment. If the payment is not made on time, the Company has the right to suspend this Agreement.

If the Renter will not use the studio during the specified hours, he/she notifies the company at least _____ in advance. Otherwise, the Renter is obliged to pay the rental fee for these hours.

The terms and conditions in this Agreement are valid for _____ term. However, the company may terminate the Agreement without giving any reason with a _____ day prior notice.

- The Renter takes due care when using the fixtures. Any damage caused by the Renter's fault in the fixtures in this list will be recourse to the Renter. If the Renter detects any damage to the fixtures that was not caused by its use, he/she is obliged to notify the Company immediately.
- The Company undertakes that it will not take any sound or camera recordings during Renter's activities in the studio. The Renter is obliged to ensure the security of the audio and video recordings that he/she records during the activities.
- The Renter shall release, indemnify, keep and save harmless the Company, its agents, officers, or employees any and all responsibility or liability for any and all damages or injury of any kind or nature whatever (including death) to all persons, whether agents or employees of the Renter or persons attending the events for which the Studio have been leased, and to all property damage proximately caused by, incident to, resulting from, arising out of, occurring in connection with, the use by the Renter of the Studio.
- The Company is solely responsible for the utility bills, related taxes and any other expenses of the Studio. The \$50 per month electricity bill will be the only one charged to the renter if the agreement is signed under long term.

4. Other Provisions

- In the event either party is unable to perform its obligations under the terms of this Agreement because of acts of God, strikes, equipment or transmission failure or damage reasonably beyond its control, or other causes reasonably beyond its control, such party shall not be liable for damages to the other for any damages resulting from such failure to perform or otherwise from such causes.
- By signing this Studio Rental Agreement, the Renter acknowledges having read and understood the terms of this contract and acknowledges that this Agreement is binding both on the parties and the organizations they represent.
- Any notifications to be sent under this Agreement shall be in written form and delivered to the other part via personal delivery or to the email address that indicated in this Agreement.
- Any dispute arising from this Agreement shall be governed by and construed in accordance with the laws of the Santa Clara County.

Company

Date

Renter

Date
