

Studio Rental

RULES AND REGULATIONS

ARTx3's Public Programs Coordinator will work with Lessee in an attempt to provide a safe and enjoyable experience by the Lessee, protect the interests of ARTx3's facilities and programs, and determine that all parties involved adhere to the terms of this contract. These studio spaces are compatible for visual arts, written arts, and digital arts, but cannot be used as a music practice space and no use of toxic materials.

1. GENERAL:

- a. The studio is to be used solely for artistic and creative purposes.
- b. No hazardous materials or activities are allowed in the studio.
- c. Specific hours of operation can be found on the ARTx3 website under Community Studio.
- d. Lessee will be respectful of the residents of ART WORKS on Main apartments.
- e. Smoking in the facilities is prohibited. Smoking outside the facility must be more than 10 feet from any ARTx3 entrance by Pine Bluff City Ordinance.
- f. Public parking is available along Main St. and in ARTx3's two parking lots. Parking on the grass is prohibited. Handicapped parking is available.
- g. All Fire Exits, Aisle Ways, and Air Vents must be kept clear at all times. Lessee should discuss entering and exiting procedures before the rental agreement.
- h. Neither ARTx3 nor the Lessee shall be under any liability for failure to fulfill this contract due to acts or regulations of public authorities, civic tumult, strikes, catastrophes, and/or epidemics.
- i. As this is a shared space, be considerate of other tenants and maintain noise levels at a reasonable level.
- j. There is to be no alcohol or drugs in the ARTx3 facility.

2. DELIVERY and STORAGE:

- a. Any materials/equipment delivered to the Center will not be accepted unless prior arrangements have been made.
- b. ARTx3 will not accept any goods if any sum is to be paid to the carrier upon delivery.
- c. Short-term storage may be allowed subject to space availability. Prior arrangements must be made with Lessee's Public Programs Coordinator and a detailed delivery schedule will be required.
- d. No storage of flammable or chemicals is allowed on ARTx3's property.
- e. Trucks and buses will be parked in designated spaces. Vehicles are required to turn off engines while in the Loading Dock area.

3. MAINTENANCE and CLEANLINESS:

- a. Construction is prohibited. No wall or ceiling surface may have any item attached to it with glue, adhesive tape, screws, nails, tacks, or staples.
- b. Lessee must maintain the studio in a clean and orderly manner.
- c. Lessee must report any damages, leaks, or needed repairs to the Public Programs Coordinator promptly.
- d. Lessee is responsible for cleaning up after each use and disposing of waste properly.

4. SECURITY AND SAFETY:

- a. Lessee is responsible for ensuring the security of the studio and should lock up when not in use.
- b. Lessee will not share access codes, key fobs, or keys with unauthorized individuals.
- c. Lessee agrees to indemnify ARTx3 and its staff members against all liability or damage suffered in connection with the use of the facility due to the negligence of Lessee.
- d. The Lessee is fully responsible for all loss or damage to the building, its contents, and/or grounds due to Lessee's fault.
- e. Lessee must adhere to all safety regulations and guidelines.
- f. Animals are not allowed in the ARTx3 facility.

5. SUBLETTING AND SHARING:

- a. Lessee may not sublet the studio space. Any person who has access to the space must be listed on the rental agreement.
- b. The Lessee may not use the studio space for any social gatherings or parties of any kind.

6. PAYMENT AND TERMINATION:

- a. Rent must be paid monthly by auto draft.
- b. Lessee may terminate the rental agreement at any time but must give 2 weeks' notice of termination.
- c. The Lesser reserves the right to terminate the rental agreement for non-compliance with rules, non-payment, or repeat violation of rules.

ENGAGEMENT

ARTx3 CAMPUS

RENTAL PRICING GUIDE



Studio B:

13x13 room: 182 sq. ft.



Studio C:

16x8 room: 138 sq. ft.



Studio D:

16x8 room: 138 sq. ft.



Studio E:

13 x 10 room: 141 sq. ft.

The Rental Agreement is made this _____ day of _____, 20____, between ARTx3, hereinafter referred to as Lessor, and the Lessee listed below.

Lessee's Name: _____

Company (If Applicable): _____

Address: _____
Street Number & Name City State Zip

Phone: _____ Evening Phone: _____ Email: _____

Studio Rental (B, C, D, E): _____ Rental Begins: _____ Rental Ends: _____

RENTED SPACE:

Lessee agrees to occupy only the areas set forth herein _____. If Lessee occupies any areas in addition to that set forth herein, Lessor, in its sole and absolute discretion, may cancel or amend this Agreement by charging an additional rental fee, cleaning fee, deposit, and all other applicable charges for occupying other areas of the premises not outlined in this agreement. _____ Initials

RENTAL CHARGE:

Lessee agrees to a rental fee of \$85 monthly to be auto-drafted from the Lessee account. _____ Initials

DEPOSIT:

A deposit of \$50 is due at the time this Agreement is executed by the Lessor's representative and Lessee. Lessor may use the deposit to cover any damages, excessive janitorial expenses, or any other fees, including payment of security and fire false alarm fees that may be necessary following Lessee's rentals at the sole and absolute discretion of Lessor. The deposit will be maintained by the Lessor throughout this entire Agreement. This deposit is nonrefundable if the Lessee cancels this Agreement. **The deposit is due at the time that this Agreement is executed by Lessor and Lessee.** _____ Initials

USE OF PREMISES:

Lessee agrees to use the leased premises for the purpose of _____ and no other purpose without the prior written consent of the Lessor. Lessee agrees that at the expiration of the rental term stated above, or any extension thereof, peaceable possession of the premises shall be returned to Lessor in as good a condition as when Lessee takes possession. Lessee agrees to abide by ARTx3 Rules & Regulations. Lessee is responsible for any damages to the premises and/or equipment. _____ Initials

LIABILITY CONSIDERATIONS:

Lessee agrees to indemnify, defend, and hold harmless ARTx3, its Board of Directors, employees, volunteers, and associated persons from any claims, suits, actions, liability, injury, damages, losses, costs, and expenses ("CLAIMS") of whatever nature and without limitation occurring or arising from Lessee's or event attendees' in, or use of, ARTx3 Facilities or portions thereof. _____ Initials

BY SIGNING BELOW, THE LESSEE CERTIFIES THAT THEY ARE LEGALLY ABLE TO ENTER INTO THIS RENTAL AGREEMENT AND THAT THE LESSEE HAS READ, UNDERSTANDS, AGREES TO ADHERE TO THE RULES AND REGULATIONS OUTLINED IN THIS DOCUMENT.

Printed Name of Lessee

Signature of Lessee

DATE

Bethany Gere, ASOM Public Programs Coordinator

DATE _____

Staff Use Only:

Deposit Type: Cash _____ Check _____ Credit _____

Deposit Received Date: _____ First Payment Due Date: _____