



P. O. Box 18263
Boulder, CO 80308
(303) 447-2566

STUDIO LEASE

The **Community Dance Collective**, known herein as **CDC**, hereby agrees to lease its dance studio and performance space located at 2020B 21st Street, Boulder, Colorado, to

_____ Fee _____

_____ Fee _____

Key Deposit	\$15.00
Total Rental Fee	\$ <input type="text"/>

Lessee shall post the key/damage deposit prior to the first allotted rental time by separate check. This deposit shall be returned within one week following termination of the lease and upon receipt of the key on the last scheduled use unless damage has occurred. Additional fees may be assessed to cover damages.

All renters shall make all checks payable to the Community Dance Collective. It is to be paid month by month and is due by the First Day of Each Calendar Month. A \$25 late fee will be charged if payment is not received by the 5th of the month. Checks can be dropped off at the studio with prior arrangement with CDC Administrator or mailed to the PO Box of CDC.

Due to high rental volume, there are no refunds for cancellations for rentals of CDC for Monday through Friday evenings after 5 PM, September through May. Refunds for cancellations of regularly scheduled classes for other times are at the discretion of the CDC Administrator providing that 30 days notice is given. Short term rentals are made on a space available basis and are subject to charge if less than 48 hours notice of cancellation is given.

Lessee shall not occupy CDC at anytime not specified in this lease without prior permission. The CDC operates under the honor system. If the lessee exceeds their contracted time, additional payment is expected.

Lessee agrees that no one shall wear street shoes on the studio floor and there shall be no smoking, use of candles, incense or fire in the studio. Any food and beverages and their containers shall be properly disposed of in the outside dumpster and not brought into CDC with the sole exception of water bottles. Any exceptions to the food rule are at the permission of the CDC Administrator and janitorial charges may apply if studio is not left in clean condition.

Lessee agrees that drums shall not be used in connection with any activities in the CDC, and that any use of live drumming shall constitute a breach of this contract, resulting in immediate termination of lease and expulsion from the CDC.

Lessee agrees to exempt, release and indemnify the CDC, its board members, agents, and employees, from any and all liability claims, demands or causes of action whatsoever from any damage, loss or injury to lessee or lessee's personal property which may arise out of or in connection with participation in any activities conducted at CDC, whether such loss, damage or injury results from the negligence, passive or active, of CDC, its board members, agents, and employees or from some other cause.

Lessee must leave premises in the condition it was in at the beginning of the contract. Lessee shall be liable for any damage to the building, floor or property therein, which may be caused by his/her act of neglect or the acts of his/her agents or employees.

Lessee hereby indemnifies and agrees to hold lessor harmless against all claims of third persons for damages arising out of lessee's use of the premises.

CDC Administrator will inform Lessee of specific maintenance aspects of CDC studio usage. Any questions about studio usage should be forwarded to the CDC Administrator before signing this lease.

_____ **CDC** **Date** _____

_____ **Lessee** **Date** _____

Please sign both copies and send one to CDC with your deposit and rental fee. The second copy is for your files.