



# The Concrete Rose Dance Academy, LLC

Studio Rental Agreement

936 Roanoke Ave

Roanoke Rapids, NC 27870

This contract represents an ongoing arrangement between **The Concrete Rose Dance Academy, LLC**, and "Renter" as named below. The following agreements apply to every instance in the future in which Renter uses **The Concrete Rose Dance Academy, LLC** space for any purpose. If Renter fails to uphold any of the following agreements, Renter's studio privileges may be revoked.

Renter: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

Proposed use for studio space: \_\_\_\_\_

## Rentals:

**The Concrete Rose Dance Academy, LLC** studio space is intended for movement-based work such as fitness, martial arts, dance or movement rehearsals, classes, and workshops. Small intimate events such as baby showers, children's birthday parties, paint parties, etc are also acceptable. The studio will be rented in blocks of time as follows: two-hour minimum, ½ hour increments. Space may be booked via email.

## Payment:

Renters will pay at or before the time of each rental period, and are encouraged to pay in advance as much as possible. Rent checks may be left in the tuition box in the lobby at the time of each rehearsal or class.

Renters **MUST** pay for all studio space before the time it is used. All rent checks must be written to **The Concrete Rose Dance Academy, LLC**. A late fee of \$15 per month will be charged for any accounts that are past due and \$25 for any returned check.

## Class or Workshop Rentals: (10% discount given for 4+ hours)

Class/rehearsal Rate: \$20 per hour

Workshop Rate: \$25 per hour

Event Rate: \$30 per hour

**Scheduling:**

Scheduling of regular weekly classes must confirm their class schedule at least 2 weeks in advanced if possible to avoid conflict with other studio activities.

**Cancellation:**

Space may be cancelled via email with a 5-days notice. If a cancellation is arranged after rent has been paid, the balance will be applied towards future rentals of The Concrete Rose Dance Academy, LLC (no refunds). With less than 5-days notice, class renters may cancel but will pay full rental rate for the cancelled studio time. Teachers are encouraged to find substitute teachers and keep the class operating consistently.

**Conditions:**

Smoking/Incense/Flames: No smoking anywhere inside the building or within 20 feet of the building. No smoking in the back of the building. No incense or open flames of any sort.

**Stereo:**

A stereo system will be available for rehearsals, classes, and performances. Ipod and aux cord compatible.

**Props:**

Props need to be constructed in such a way that they can cause no damage to the dance floor. All props must have felt padding on any part that rests on the floor or rolling wheels.

**Storage:**

Renters may NEVER leave any equipment, costumes, props or personal belongings anywhere in the studio, bathroom, or back room.

**Keys:**

If issued a key, renters agree not make copies or share the studio key with any other person and will return the key upon completion of rental period.

**Security:**

Each renter assumes responsibility for the security of the space during each rental period. Renters are required to keep the doors locked during their rehearsal or class, and return the space to a secure state upon leaving by locking all doors.

**Emergencies:**

For any urgent issue that might compromise the structure or safety of the studio or the building, please call

The Concrete Rose Dance Academy, LLC Emergency Contact:  
Courteney Johnson- (678) 588-1143.

For accidents, health crises, criminal activities, or fire, call 911.

**Damage:**

Each renter will assume full responsibility for any damage caused to any part of the entryway, studio, back rooms, bathroom, stereo equipment, floors, windows, mirrors, walls, ceilings, etc. sustained during

the renter's scheduled studio time. Each renter agrees to pay in full for repair or replacement of any item or structure damaged by the renters or by performers, collaborators, or guests invited to The Concrete Rose Dance Academy, LLC by the renter. Full payment for damage will be made within ONE MONTH of the damage.

**Liability:**

Each renter assumes liability for injury any persons they invite to the space, including but not limited to: injury to students in the renter's class, injury to performers or collaborators in rehearsal, injury to guests or audience members at a showing.

**Housekeeping:**

Each renter assumes responsibility for returning the studio to a good state before they leave. All lights, heater(s), air conditioner and electrical equipment must be turned off. Trash and litter must be removed to the hallway garbage can. Please sweep if necessary, and leave the studio in clean condition for the next renter. A \$25 Cleaning fee will be applied for all Workshop & Event rentals.

**Parking:**

All renters must park behind the building to leave front entrance parking for customers.

**Contracts:**

Renters will sign this contract before using The Concrete Rose Dance Academy, LLC studio space.

**Future Policy Changes:**

The Concrete Rose Dance Academy, LLC reserves the right to change the above rental policies at any time to reflect the needs and concerns of the studio, community, and resident companies. Renters will be informed of changes to rental policies.

By signing this request for rental facilities, the signee agrees to comply with the terms of this agreement. The Concrete Rose Dance Academy, LLC agrees to let the requestor know as soon as possible if their request has been granted and will then agree to make the space available to the requesting group at the time stated. All of the above are hereby agreed upon and it is agreed that renters shall release, indemnify, keep and save harmless The Concrete Rose Dance Academy, LLC, its agents, officers, employees, or members from 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 premises 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 premises. The provisions of this section shall include any and all losses, damages, injuries, settlements, judgments, decrees, awards, fines, penalties, claims, costs and expenses, including reasonable attorney's fees.

By signing this Rental Contract, the Renter acknowledges having read and understood the terms of this contract and acknowledges that this Rental Contract is binding both on the parties and the organizations they represent.

Renter: \_\_\_\_\_ Signature: \_\_\_\_\_

Date: \_\_\_\_\_

The Concrete Rose Dance Academy, LLC  
Courteney Johnson/Owner

Signature: \_\_\_\_\_

Date: \_\_\_\_\_



## Studio Rental Agreement

**The Concrete Rose Dance Academy, LLC** and \_\_\_\_\_ agree to the following rental arrangements:

**The Concrete Rose Dance Academy, LLC** will be rented the following dates at a rate of \$25/hour.

Date reservation made: \_\_\_\_\_

**Amount Due:** \$\_\_\_\_\_ *The full amount is due at time of booking in order to hold the rooms unless otherwise specified by **The Concrete Rose Dance Academy, LLC**.*

### OTHER SPECIAL AGREEMENTS:

Renter will need to schedule a meeting with a TCRDA Admin before rental to learn how to use the sound system, how to get access into the studio and how to lock up if needed. Please note these additional conditions to your rental contract: In order to reserve studio space, the full rental fee is due upon booking. In the event that the renter cancels his/her rental time for a specific date, **The Concrete Rose Dance Academy, LLC** needs to be notified via email ([theconcreterosenc@gmail.com](mailto:theconcreterosenc@gmail.com)) no later than 5 days before the scheduled rental. If less time is given, renter may forfeit some or all of the rental monies, particularly if the studios could otherwise have been rented. If studio lights are left on, studio is left in unacceptable condition, unsecure, or the alarm is set off and police are dispatched, renter will encounter fees. (\$50 cleaning or utility fee and \$150 police dispatch fee, as applicable).

We must have a copy of renters' valid driver's license for our files, as well as a **credit card on file**. Renter assumes liability for injury of any persons they invite to the space, including but not limited to: injury to students in the renter's class, injury to performers or collaborators in the rehearsal, injury to guests or audience members at a showing.

**The Concrete Rose Dance Academy, LLC** reserves the right to cancel or change this rental agreement at any time.

\_\_\_\_\_  
(Renter Printed Name)

\_\_\_\_\_  
(Name of organization if applicable)

\_\_\_\_\_  
(Renter Phone Number)

\_\_\_\_\_  
(Renter Email Address)

\_\_\_\_\_  
(Renter Billing Address)

\_\_\_\_\_  
(Renter Signature)

\_\_\_\_\_  
(Date)

# **Studio Rental Agreement**

To reserve, call (252) 260-0028, or email Courteney Johnson at theconcreterosenc@gmail.com

**The Concrete Rose Dance Academy, LLC** offers a studio space that is fully equipped with mirrors, barres, climate control, and sound equipment that is iPod and auxiliary cord compatible. The Studios can be used for classes, rehearsals, auditions, and photo shoots. Food and drinks (other than water) are not allowed in studios, but are allowed in our lounges. Smoking is not permitted within 20 feet of the studio building, and a parking lot is located behind the building.

## **Specifications and Rates:**

**The Concrete Rose Dance Studio:** 665 square feet

- Class/rehearsal Rate: \$20 per hour
- Workshop Rate: \$25 per hour
- Event Rate: \$30 per hour

***\*Cleaning Fee: \$25 (applies to all Workshop & Event rentals)***

## **Booking and payment policies:**

I, \_\_\_\_\_, am claiming responsibility for the payment of rent to **The Concrete Rose Dance Academy, LLC** for the use of studio space. I am at least 18 years of age and I hereby release **The Concrete Rose Dance Academy, LLC** from any and all claims or liability due to personal injury or loss of property which I or my students may sustain as a result of participating in any activity at **The Concrete Rose Dance Academy, LLC**. I am also responsible for any damages to the facility that may occur during my session.

By signing below, I agree to the terms above.

Signature

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Date

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