

Room Rental Agreement

This Agreement, dated _____ 20____, is by and between Dancin On Broadway, Inc., Lessor, and:

Name _____

Company Name _____

Address _____ City, _____ State _____ Zip _____

Email Address _____

Telephone: work: _____ cell/home _____ as Lessee.

1) TERM: The term of the agreement shall begin _____, the Arrival Time and end _____, the Departure Time.

2) TIME FO DAY: Time frame renting space: _____

3) Property: The space renting shall consist of _____ located at Dancin On Broadway at _____ MN, _____.

4) RENT: The rental fee shall is \$_____ per hour for the term of this agreement payable as follows:

a) Half of the rental fee plus a \$100 security deposit are due and payable at the signing hereof.

b) The balance of the rental fee shall be payable at Arrival Time.

5) PURPOSE AND OCCUPANCY: The Property will be used only for the following purpose during the Term of the Agreement: _____.

Occupancy shall be limited to a maximum of _____ persons. If occupancy exceeds the maximum limit, the security deposit shall be forfeited.

6) Security Deposit: Shall be paid separately. The Security Deposit shall be returned within 10 days after Departure Time.

7) Damage To Premises: Lessee shall do no damage to the Property and shall leave the Property in clean condition upon departure. An appropriate charge, taken from the Security Deposit, shall be leived against Lessee for failure to observe this condition.

8) Non-Disturbance: Lessee and their guests shall not disturb the use and enjoyment of neighboring properties nor use the Property for any unlawful purpose.

9) Indemnity Clause: Lessee aggress to INDEMNIFY and hold Lessor and/or the Property owner harmless for any and all claims including those of third parties, arising out of or in anyway related to Lessee's use of the Property. Lessee assumes all risk of injury or other losses relating to any activities held on the Property and will hold Lessor and the Property owner and its agents harmless with respect thereto.

10) Insurance: Lessee agrees to obtain, during the Term hereof, public liability insurance for the Property proving coverage in the minimum amount of Three Hundred Thousand Dollars (\$300,000.00) against liability for injury to, or death of, any one person and One Million Dollars (\$1,000,000.00) against liability arising out of any one accident or occurrence; said insurance shall include Landlord as an additional insured. Lessee shall provide Lessor with copies of the policies or a certificate evidencing that such insurance is in full force and effect and stating the terms thereof.

11) Access To Premises: Lessee may not let, sublet or assign the agreement to anyone.

12) Cancellation Clause: There is a \$25.00 cancellation fee which will be deducted from the deposit.

Lessor and Lessee by signing the Rental Agreement they will comply with the terms of this agreement and each assume the responsibility for the obligations set forth herein.

Dancin On Broadway, Inc.

Lessee