



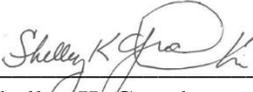
## **Steffi Nossen Dance Foundation Studio Rental Agreement**

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This agreement is made on \_\_\_\_\_, 2019, between the Steffi Nossen Dance Foundation, Inc. (“SNDF”), at 216 Central Avenue, White Plains, NY and \_\_\_\_\_ (“Renter”),  
(\_\_\_\_\_) of \_\_\_\_\_.  
(name of renter above) (address of Renter)

1. SNDF agrees to rent to Renter and Renter agrees to rent from SNDF the use of the Steffi Nossen Dance Foundation, Inc. studio (“the Premises”) for the following: Details of date/time for class or event, Rental time is limited to the above schedule. If there is not a class immediately before Renter’s scheduled time, Renter may come 15 minutes early to set up and if there is not a class after, Renter may allow 15 minutes to clean.
2. Fees for Renter’s use of the Premises:  
Hourly rate: \$45.00  
  
All rental payments shall be made payable to “Steffi Nossen Dance Foundation, Inc.” and will pay at or before the time of each rental period, and are encouraged to pay in advance as much as possible.
3. Renter has paid SNDF a deposit in the amount of:  
  
Details on the amount of the deposit and how much of that deposit is for security. Deposits generally range from 30% of total amount due and an additional \$30.00 security deposit. Renters shall leave the premises in good and clean condition after each use. The deposit shall be held as security for payment of the rent and cleaning and/or repair of any damage to the Premises by Renter or its customers, students, guests, or invitees. The deposit shall be returned to Renter within 30 days of the termination of this Agreement, minus any rent still owed to SNDF and minus any amount needed to repair or clean the Premises, beyond normal wear and tear. The Renter shall be notified in writing (including email) if a charge is claimed against the deposit. Full rental amount will be due for agreement unless cancelled 24 hours in advance. NO refunds will be made day of rental agreement.
4. Renter will ensure that no street shoes are worn inside the dance studios on Premises. Soft-soled, non-marking, absolutely clean shoes are allowed on the dance floor. Tap shoes are allowed. NO ROSIN.
5. Renter and any person’s they invite into the space must abide by New York State smoking laws. No Smoking is allowed on Premises.
6. Renter has inspected the Premises and finds it free from faults that would affect its safe operation for Renter’s intended use. Renter shall not use the Premises for any purpose or in any manner which is contrary to applicable law, or dangerous or unsafe, or which would create a nuisance or damage to reputation of the Premises or SNDF.

7. Renter shall be financially responsible for any damage exceeding the amount of their security deposit caused to Premises by Renter or any customers, students, or invitees of Renter. Further, the Renter agrees to fully indemnify the SNDF and Music Conservatory of Westchester, Inc. for any damage to or loss of the property during the term of this Agreement, unless such loss or damage is caused by a defect of the Premises.
8. SNDF shall not be responsible for any personal property of Renter or any customers, students, or invitees of Renter left in the Premises.
9. Renter may not assign or transfer any rights under this Agreement to any other person, nor allow the Premises to be used by any other person, without the written consent of the SNDF.
10. This Agreement may be terminated by either party under the following circumstances:  
*Details on how many days or weeks notice is required.*  
 Any breach of this Agreement shall be grounds for immediate termination of this Agreement by SNDF.
11. This Agreement is governed by the laws of the State of New York. Any dispute related to this Agreement shall be settled by mediation.
12. SNDF and Music Conservatory of Westchester, Inc. shall not be liable for any injury, loss, or damage caused by any use of the Premises. Renter assumes liability for injury of any persons they invite to the space, including but not limited to each customer, student, guest, invitee, or audience members for a showing. Renter is responsible for the safety and well-being of all people during the time they are in the Premises and shall indemnify, hold harmless, and defend SNDF and Music Conservatory of Westchester, Inc. from any claim, loss, or liability arising out of any activity of Renter, or any customers, students, invitees, guest, or audience member of Renter on the Premises.
13. Renter shall carry its own liability insurance and provide a certificate of insurance naming Steffi Nossen Dance Foundation, Inc. and Music Conservatory of Westchester, Inc. as an additional insured on such policy.
14. This Agreement, including all addendums, sets forth the entire understanding of SNDF and Renter with respect to the subject matter of this Agreement and supersedes any and all prior understandings and agreements, whether written or oral, between SNDF and Renter with respect to the subject matter.

  
 \_\_\_\_\_  
 Shelley K. Grantham

Executive Director  
 Steffi Nossen Dance Foundation

(914)-328-1900 | [shelley@steffinossen.org](mailto:shelley@steffinossen.org)

\_\_\_\_\_  
 Date

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

\_\_\_\_\_  
 Renter Name

\_\_\_\_\_  
 Renter Phone

\_\_\_\_\_  
 Renter Email

\_\_\_\_\_  
 Date