



Studio Rental Agreement

DATE: _____

This Studio Rental Agreement (“Agreement”) represents an arrangement between The Institute for Dance, Inc. (“iDance”) and "Renter" as named below. The following provisions apply to every instance in the future in which Renter uses iDance space for any purpose. If Renter fails to uphold any of the following provisions, Renter's studio privileges may be revoked at any time by iDance.

Renter: _____ Contact: _____

Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email: _____

The Space

iDance is a 5,000 sq. ft dance studio located at 3356 Ironbound Rd. #501, Williamsburg, VA.

With 3 large dance studios totaling over 3,000 square feet, this space features sprung wood floors, mirrors, sound system, central air, changing rooms and restrooms. High ceilings and windows create a well-lit, airy space for rehearsals, events, workshops, and more.

Rentals

iDance is interested in developing long and short term partnerships with dance companies, independent choreographers, musicians and non-profits to support rehearsal, workshop, meeting, program space and event needs.

Who We Are

iDance is a non-profit 501(c)(3) organization. Our Mission is to bring cultural enrichment to Williamsburg and surrounding areas through the following:

- Instilling the love of dance that motivates and inspires us;
- Offering students of all ages affordable, excellent dance instruction;
- Presenting to our audiences professional-quality performances; and
- Working with other organizations to improve the quality of life in our community.

The Institute for Dance, Inc. Studio Rental Agreement

3356 Ironbound Rd. #501, Williamsburg, VA 23188 | (757) 229-1717 | info@institutefordance.org | www.institutefordance.org

Accessibility

iDance features plenty of parking and is handicap accessible.

Available Spaces

Studios Studio 1 = 682 ft²; Studio 2 = 693 ft²; Studio 3 = 1930 ft²

Space Usage

Permitted Uses Rehearsal, Class, Reception, Special Event, Video Shooting
Restrictions On Use Alcohol sales, spiked heels on dance floor, sharp edged props or chairs without felt covering to protect floors
No food/drink without prior consent of iDance

Booking Policies

How to Book Contact iDance at info@instituteofdance.org to request a rental contract

Rental Policy DEPOSITS:
Specified rentals (specific start and end date): 50% of total due prior to occupancy

INVOICING:
Specified rentals: 50% due at contract, prior to occupancy, as deposit, remaining 50% due by final rental date

Indefinite rentals: monthly or bi-monthly invoicing options available depending on scope.

Event rentals: Will be invoiced at date of contract. Due date no later than 1 week before date of event.

Cancellation Policy Cancellations made up to 24 hours before scheduled time may receive a full refund or credit. No refunds for cancellations made within 24 hours of scheduled rehearsal time.

Allows Last Minute Reservations Depends on availability

Booking Requirements Deposit, Studio Rental Agreement, Proof of Liability Insurance
Call for additional rental personnel

Payment Types Cash or Check

Rates

Use	Hourly	Monthly
Studio 1	\$40	TBD
Studio 2	\$40	TBD
Studio 3	\$60	TBD
Studios 1/2/3	\$100	TBD

The Institute for Dance, Inc. Studio Rental Agreement

Studio Rental Rates:

Hourly:

- Studio 1 – \$40 / hour
- Studio 2 – \$40 / hour
- Studio 3 – \$60 / hour
- Studio 1/2/3 – \$100 / hour

Rental Times:

Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:
Date: _____	Day: _____	Time: _____	TO _____	Hours:

Payment is due on the following date(s): _____

Rules:

1. iDance is not liable for any injury or lost/stolen property.
2. No smoking, burning incense or open flames anywhere in the building.
3. Renter may never leave any equipment, costumes, props or personal belongings anywhere on the premises.
4. Renter assumes responsibility for the security of the space during each rental period.
5. Renter is not to rehearse/practice/meet in non-rented space.
6. The iDance office & office equipment is off limits to Renters.
7. Renter is responsible for replacing any broken or damaged property caused by Renter and/or Renter's party.
8. Renter knows that the building may be occupied by others during the Term of this Agreement, including, but not limited to activities of iDance.
9. Renter is solely responsible for carrying his/her own liability insurance.
10. Renter is responsible for leaving the facility clean and removing all trash.
11. Renter will not assign Renter's interest in this lease or sublet the rented space to another.
12. iDance may terminate this Agreement immediately if Renter is found to have violated any Rule or provision of this Agreement. In the event of such termination, Renter and all guests thereof shall immediately vacate iDance premises.
13. iDance reserves the right to promulgate additional Rules, which in its judgment are needed for the general well-being, safety, care and cleanliness of the premises. Any such additional Rules shall be deemed to be part of this Agreement to the extent they do not materially alter the Agreement.

iDance Liability Statement

By submitting and signing this Agreement, Renter certifies that it has read, understands and will abide by the provisions set forth herein. Renter hereby agrees to indemnify and hold iDance, its officers and employees free and harmless from any loss, damage, liability, cost or expense that may arise during, and be related in any way to, the use and occupancy of the iDance premises, whether or not such loss, damage, liability, cost or expense arises out of negligent acts or omissions of the Renter or its agents, invitees, employees, contractor, subcontractors, or students, unless such loss, damage, liability, cost or expense is due to the grossly negligent or willful acts of iDance. Renter understands that it will be responsible for any damages sustained to the iDance premises arising out of Renter's use and occupancy of the iDance premises. Any lost equipment or damages sustained to iDance property shall be compensated within seven (7) days. Renter agrees to fully compensate iDance for any expenses incurred due to a violation of the Rules promulgated by iDance, which include but are not limited to the Rules set forth above in this Agreement. Renter acknowledges and agrees that this Agreement is made with the understanding that The Institute for Dance, Inc. may cancel for any reason upon twenty-four (24) hour notice. iDance's liability for any breach of this Agreement is limited to the rental amounts actually invoiced pursuant to this Agreement. Renter is liable for any costs of collecting unpaid amounts due and owing under this Agreement, including court costs and reasonable attorney fees.

This agreement shall be construed under the laws of the Commonwealth of Virginia and any actions relating to this agreement shall be brought in applicable court in Williamsburg, Virginia.

If a court of competent jurisdiction holds any part of this Agreement to be unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.

This Agreement constitutes the entire understanding between the parties and expressly revokes, replaces, and supersedes any prior agreements, written or oral. This Agreement may be modified only in a writing signed by agents of both iDance and Renter.

Signing this Agreement assumes full knowledge and acceptance of the above terms

Date: _____

Renter Signature

Print Name

The Institute for Dance, Inc. Studio Rental Agreement

3356 Ironbound Rd. #501, Williamsburg, VA 23188 | (757) 229-1717 | info@institutefordance.org | www.institutefordance.org