



## Sublease Agreement for Studio Rental

### 1. Identification of Parties

The Michigan Ballet Academy ("MBA") is a tenant in its facility, managed by The Bradley Company, and located at 1595 Galbraith Avenue SE, Grand Rapids, Michigan

Subtenant Name: \_\_\_\_\_

### 2. Terms of Sublease

The Subtenant will lease Studio 2 within the Michigan Ballet Academy facilities according to the following schedule (ex. Day, Month, Date, Year; include start and end time):

The Subtenant may request to add more time during the course of the lease at the same rate listed below.

3. **Use of premises:** These premises may be used for dance purposes or as MBA deems appropriate.
4. **Rent:** The rent for the term of this agreement is \_\_\_\_\_, according to posted rates on MBA's website [www.michiganballet.org](http://www.michiganballet.org).
5. **Performance:** Subtenant agrees to indemnify and hold the Tenant harmless from any claim arising from the use of these facilities
6. **Privileges:**
  - a. Unless otherwise approved, studio rental is only available during staffed hours.
  - b. All rental must be arranged in advanced with MBA's school administrator (by email), and fees paid through our online store prior to arrival. Rental times should be arranged by emailing [info@michiganballet.org](mailto:info@michiganballet.org)
  - c. The Subtenant will need to XXXXX MUSIC
7. **Responsibilities:**
  - a. The Subtenant will carry liability insurance (not required for individual use)
  - b. The Subtenant and any associates must evacuate from the studio no later than 15 minutes after the scheduled time has concluded.
  - c. The Subtenant will wipe down barres and door handles with provided disinfectant wipes, and leave the door open upon exiting.
  - d. The Subtenant is not to use or touch the sound system, as this is intended for Faculty use only and is sanitized for their use; Subtenant may bring their own portable speaker, or use their phone for music.
  - e. The Subtenant will be held liable for any damages to property, the studio, equipment, furniture, fixtures etc.
8. **Rules and Regulations**
  - a. No street or athletic shoes are permitted on the dance floor. Only appropriate dance shoes or bare feet are allowed on the dance floor. Sneakers that have not been worn outdoors may be worn on dance floor for movement classes. Instructor takes responsibility for ensuring the cleanliness o the dance floor after class
  - b. No food or drinks (other than water in a secure top non-glass bottle) are allowed in the studio.
  - c. Masks must be worn upon entry, and during the entire time of the class or individual use session, and may not be removed until fully exiting the building.



- d. Subtenants will be temperature screened by the School Administrator, or designated MBA personnel upon entry. After a satisfactory temperature reading, subtenants are required to use hand sanitizer before proceeding.
- e. No pets in the building.
- f. No smoking or open flames (including candles) are allowed in the building.
- g. Only Studio 2 is available for rent; and can accommodate a maximum capacity of 7 (including the instructor).

**9. Waiver of Liability**

The Michigan Ballet Academy rents its facility, including limited equipment, to its customers with the understanding that in no event shall the Michigan Ballet Academy be held liable for direct, indirect, incidental, or consequential damage due to the use of this facility or equipment used by its customers.

**I hereby waive and hold harmless the Michigan Ballet Academy and Bradley Company from any incidents or accidents which may occur to or by persons either renting or associated with the renting of the studio facilities located at 1595 Galbraith Avenue SE, Grand Rapids, Michigan on the dates noted or any additional dates added later.**

Once the contract is signed, we are relieved of all responsibility for unforeseen circumstances (i.e., fire, mechanical building breakdowns, etc.). Should the unexpected occur, rental fees, less expenses, will be fully refunded.

\*MBA Covid Waiver must also be signed separately, and is part of this agreement\*

**10. Termination of Rental Agreement, Cancellation Policy and Refunds**

Ongoing rental agreements require a 14-day written cancellation notice to terminate your agreement and there are no refunds or credits issued by the Michigan Ballet Academy in the event that the Subtenant cancels without notice. Onetime event agreements (including individual use) require a 7 day written cancellation notice (by email to [info@michiganballet.org](mailto:info@michiganballet.org)) for a refund on your deposit/fees minus an administrative fee equal to \$20 or 10% of the original rental agreement, whichever is greater. No credits or refunds will be issued if cancellation is received within 48 hours of the rental event.

**Signatures for Contract**

**Michigan Ballet Academy Representative:**

Name: \_\_\_\_\_

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

**Subtenant:**

Name: \_\_\_\_\_

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

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

