

Michigan Ballet Academy

1595 Galbraith Avenue SE

Grand Rapids, MI 49546

www.MichiganBallet.org

(616) 710-1666

**Sublease Agreement for Studio Rental**

**1. Identification of Parties**

a) The Michigan Ballet Academy is a tenant of Credo Ventures, LLC, in its facility located at

1595 Galbraith Avenue SE, Grand Rapids, Michigan.

b) Subtenant Name: **­­­­­­­­­­­­­­­­­­­­­­\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**2. Terms of Sublease** The Subtenant will lease Studio \_\_\_\_\_\_\_\_\_ within the Michigan Ballet Academy facilities according to the following schedule:

* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_
* \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(eg. Sunday, May 11, 2014 from 2:00 pm to 6:00 pm)

 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 classes, dance rehearsals, or as

instructor deems appropriate.

**4. Rent** The rent for the term of this agreement is <see rate schedule>***.***

**5. Security Deposit**  Deposits are not deemed necessary at this time.

**6. Performance** Subtenant agrees to indemnify and hold the Tenant harmless from any claim arising from the use of these facilities.

**7. Privileges**

a.) A representative of the Michigan Ballet Academy will allow the Subtenant entry to the Michigan Ballet Academy studios at the beginning of each rehearsal time and close the building at the conclusion of each rehearsal unless alternate arrangements are made.

b.) The Subtenant will have access to the sound system and the common areas the Michigan Ballet Academy shares with other tenants of the building.

**8. Responsibilities**

a.) The Subtenant will carry liability insurance <not required for private classes>.

b.) The Subtenant and associates must evacuate from the dance floor no later than 15

minutes after the scheduled time has concluded (listed in item 2, “Terms of Sublease”).

c.) The Subtenant will leave the studio clean and neat just as it was found, and the Subtenant will ensure that the sound system is off. The Subtenant also agrees that if any equipment, furniture, fixtures, etc are mishandled, broken, ruined or stolen while they are using the studio, or due to their direct negligence, the Subtenant will replace the items or pay repair/replacement costs within 48 hours.

**9. 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 worm on dance floor for movement classes. Instructor takes responsibility for

 ensuring the cleanliness of dance floor after class.

b.) No food or drinks (other than secure top water bottles) in the any area of the Michigan Ballet Academy except for the Clubhouse common area.

c.) No pets in the building.

d.) No smoking or open flames (including candles) are allowed in the building.

**10. 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 Credo Ventures, LLC, 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.

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

Ongoing rental agreements require a 30 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. Onetime event agreements require a two week written cancellation

notice for a refund on your deposit, 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 onetime event.

**Signatures for Contract**

Michigan Ballet Academy Representative:

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

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

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

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

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