



Studio Rental Agreement

This contract represents an arrangement between Rhapsody Performing Arts Center, LLC (5690 E Countyline Place, Highlands Ranch, CO 80126) and "Renter" as named below. The following agreements apply to every instance in the future in which Renter uses Rhapsody Performing Arts Center space for any purpose. If Renter fails to uphold any of the following agreements, Renter's studio privileges may be revoked.

DATE: _____

Renter: _____

Address: _____

City: _____

Email: _____

Emergency Contact: _____

Phone 1: _____

Contact: _____

Phone: _____

State: _____ Zip: _____

Relationship: _____

Phone 2: _____

The Space

Rhapsody Performing Arts Center is a 10,000 sqft dance center located in Highlands Ranch, CO. With 4 large dance studios and 1 small studio available for rent. Each studio features sprung, Harlequin floors, mirrors, integrated sound, central air, restrooms, kitchen and more. High ceilings, full length windows, and viewing windows make Rhapsody Performing Arts Center a great place to hold your classes, rehearsals, events, workshops, and more.

Space Usage

Permitted Uses

Rehearsal, Class, Reception, Special Event, Video Shooting, Screening, Photo Shoot, Meeting, Performance, Retreats

Restrictions On Use

No alcohol sales or consumption, hard soled shoes, street shoes, spiked heels on dance floor, sharp edged props or chairs without felt on the bottom of the legs covering to protect the floors,

Booking Policies

How to Book

Contact Helen Estrella: helen.rpac@gmail.com

Hours of Operation

8am - 10 pm

Rental Policy

DEPOSITS:

50% of total due prior to occupancy to reserve the studio space

Balance due on the day of event

Cancellation Policy

Cancellations made more than 24 hours of 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, Lease Agreement, Proof of Liability Insurance

Personnel Available at Time of Rental

You are required to pay an additional \$12 per hour for a Rhapsody Performing Arts Center staff member to be present at the time of your rental if your rental hours do not fall within normal business hours.

Payment Types

Cash, Credit Card, Check

Rules:

1. Rhapsody Performing Arts Center is not liable for any injury or lost/stolen property.
2. No smoking, burning incense or open flames anywhere in the building.
3. Renters may never leave any equipment, costumes, props or personal belongings anywhere on the premises.
4. Renters assume responsibility for the security of the space during each rental period.
5. For any urgent issue that might compromise the structure or safety of the building, please call David Wick: (720) 272-9473
6. For accidents, health crises, criminal activities or fires call 911.
7. No propping of the front doors. The front doors must remain closed during rented time.
8. Renters are not to rehearse/practice/meet in non-rented space.
9. Rhapsody office & office equipment is off limits to all renters when a Rhapsody staff member is not present.
10. Renters are responsible for replacing any broken or damaged property caused by renter and/or renter's party.
11. Modification. This Agreement may be modified only by a written agreement signed by both parties.
12. Subletting and Assignment. Renter will not assign this Agreement or sublet any part of the Premises.
13. Shared Facilities. Renter knows that the building may be occupied by others during the Term of this lease, including, but not limited to activities of Rhapsody Performing Arts Center.
14. Renter is solely responsible for carrying her/his own liability insurance.

Rhapsody Performing Arts Center Liability Statement

In submitting and signing this agreement, I certify I have read, understand and will abide by the facility rules and regulations set forth. Renter hereby agrees to hold Rhapsody Performing Arts Center, its officers and employees free and harmless from any loss, damage, liability, cost or expense that may arise during and related in any way by the use and occupancy of said facility, to the extent such loss, damage, liability, cost or expense arise out of negligent acts or omissions of the Renter or their students. I, the undersigned, or the company I represent, will be responsible for any damages sustained to the facility. Any lost equipment or damages sustained to Rhapsody Performing Arts Center property shall be compensated within seven (7) days. I agree that this reservation is granted with the understanding that Rhapsody Performing Arts Center may cancel for any reason and will provide twenty four (24) hour notice of cancellation.

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

Renter Signature

Date: _____

Print Name