



# RENTAL AGREEMENT

918 SW Yamhill Street, 4<sup>th</sup> Floor, Portland, OR 97205 | (503) 227.3578 | niastudio.com

Agreement Date \_\_\_\_\_

This Agreement is entered into between \_\_\_\_\_ (“Renter”), and Nia Technique, Inc. (“Nia”), both being in accord as to the conditions and terms set forth herein.

## RENTER

Name \_\_\_\_\_ Company \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

## INSURANCE

All renters are responsible to carry their own liability insurance, and to provide a copy of their current insurance at the time of signing a presentation, rental, and event agreement. Nia Technique’s insurance requires that the policy include Nia Technique, Inc. as an insured entity.

## NIASTUDIO REPRESENTATIVE

Name \_\_\_\_\_ Title \_\_\_\_\_

Phone \_\_\_\_\_ E-mail \_\_\_\_\_

## RENTAL DETAILS

Studio A      Studio B/Lounge      Kitchen      Studio C

Event Date (s) \_\_\_\_\_

Event Time (s) \_\_\_\_\_

Special Requirements/Instructions \_\_\_\_\_

\_\_\_\_\_

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## RENTAL RATES

The listed rates in the table apply to the rental of a single studio (Studios A, B, or C).

Hour	Rate	Total
1	50	50
2	50	100
3	45	145
4	45	190
5	40	230
6	40	270
7	35	305
8	35	340
9	30	370
10	30	400
11+	25	425

To rent an additional studio, add \$40 per hour for the first 10 hours and \$25 per hour thereafter.

FEES	Security Deposit: \$500
	Cleaning Fee: \$150
	Alcohol Fee *: \$100
	NiaStudio Event Set Up: Please inquire. Rates vary.
	Staffing Presence: \$50 per hour
	Freight-In: A fee will be assessed based on event requirements.

\*(If you plan to sell alcohol at your event you will need to provide NIASTUDIO a copy of your OLCC permit)



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**LIST OF FEES/ TERMS OF AGREEMENT**

Space Rental Fee: \$ \_\_\_\_\_

Security Deposit: \$ \_\_\_\_\_

Cleaning Service: \$ \_\_\_\_\_

Freight In Fee: \$ \_\_\_\_\_

Staffing Presence: \$ \_\_\_\_\_

(\$50 hr. x \_\_\_\_\_ Rental Hours)

Alcohol Fee: \$ \_\_\_\_\_

Promotion Fee: \$ \_\_\_\_\_

Video Fee: \$ \_\_\_\_\_

Fees for equipment provided by NiaStudio:

_____	\$ _____
_____	\$ _____
_____	\$ _____
_____	\$ _____
	Total: \$ _____

**FEE SUMMARY**

Total Rental Fee: \$ \_\_\_\_\_

50% Rent Deposit: \$ \_\_\_\_\_ (Required to reserve the space)

The balance of \$ \_\_\_\_\_ is to be paid in full on \_\_\_\_\_, 20\_\_\_\_\_

NOTE: All final rental fees are due by the first day of the event.



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## RENTER RESPONSIBILITIES

1. RENTER will end event and close STUDIO on time, as set by this Agreement.
2. If STUDIO is not cleaned and ready for the next occupancy by end of the specified rental period, Nia Technique, Inc. will not refund the \$500 security deposit.
3. Overtime use without prior confirmation will be billed in hourly increments at a rate of three (3) times the standard hourly rates defined or \$150.
4. Should RENTER anticipate the need to extend the rental period, RENTER agrees to confirm with his/her STUDIO representative ahead of time to ensure STUDIO is available. Extension requests will be accommodated whenever possible.

## STUDIO CARE

NiaStudio is a historic space with original 19th century hardwood floors, a rare antiquity in the world of architecture and dance. RENTER must respect the strict care involved in preserving this space. Fines have been established to highlight the importance of this care and to repair any damages that occur during the rental period defined in this Agreement.

RENTER agrees to:

- a) abide by and enforce the following care and maintenance rules and guidelines for STUDIO, and
- b) pay established fines for any guidelines not followed during the rental period.

Initial each line indicate full understanding and agreement to the statement that follows:

- i. \_\_\_\_ Drums may not be played on the floor. Drums must be held or placed on a mat or rug (\$100 per violation). Use of drums is dependent upon other events held in the building.
- ii. \_\_\_\_ No boots, hard soled shoes, tap shoes, flamenco shoes, or sharp pointed heels may be worn on the floor (\$200 per violation).
- iii. \_\_\_\_ No dragging hard-bottomed items across the floor (benches, risers, tables, chairs, equipment, etc.) (\$200 per violation).
- iv. \_\_\_\_ Absolutely no powders or oils on the floor (\$200 per violation).
- v. \_\_\_\_ No hard equipment may be set directly on floor (lights, speakers, chairs, risers, cases, crates, etc.). Such equipment must be set on mats or rugs. STUDIO will provide mats for this purpose upon request (\$200 per violation).



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- vi. \_\_\_\_ No carts, rolling chairs or equipment on wheels. Any wheels must be pneumatic approved by STUDIO representative before entering STUDIO (\$200 per violation).
  - vii. \_\_\_\_ Floors must be swept and all tape and marks removed at the end of each rental period (\$200 per violation).
  - viii. \_\_\_\_ No moisture or standing water on the floor whatsoever. Any liquids served, dispensed or contained must be done over a moisture barrier (tarp, rubber mat, etc.). All liquid spills must be dried up immediately, or fines will be imposed. (\$200 per violation).
  - ix. \_\_\_\_ Rice, birdseed, glitter and confetti may not be used inside or outside of the premises (\$200 per violation).
  - x. \_\_\_\_ The use of nails, tacks, staples, etc. is prohibited. Only 3M (blue) paint trim tape and "gaff" tape are allowed (\$200 per violation).
  - xi. \_\_\_\_ No candles or open flames (\$1,000 per violation).

## RULES

1. No smoking is permitted anywhere on or near STUDIO premises. State law says smoking is not permitted within 10 feet of entrance and windows.
2. With the exception of guide dogs, animals are not permitted on premises.
3. All deliveries and pick-ups must be scheduled during designated rental period.
4. RENTER is responsible for set up and removal of all decorations.
5. Decorations must be flame retardant material.
6. RENTER is responsible for sweeping and/or mopping STUDIO floors before end of rental period (or cleaning deposit will not be returned).
7. RENTER must remove all trash from the building that are related to the occupancy defined herein.
8. ALL food trash must be removed from the building. No food trash may be left in the trash can or recycle bins.
9. RENTER will clean and return all facility equipment utilized. Damaged equipment will result in a fee per item based on current replacement cost.



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## ALCOHOLIC BEVERAGE POLICY

- a) Alcoholic beverages may be consumed on STUDIO premises only with advance approval and full payment of the Alcoholic Beverage Fee of \$100.00 to Nia due by the date of event.
- b) When selling alcoholic beverages of any kind, RENTER is required by law to obtain an Oregon Liquor Control Commission event license or permit (reference this topic at: <http://www.olcc.state.or.us/>).
- c) RENTER must prominently display his/her OLCC license/permit at all times during the event and/ or rental period.
- d) The attending STUDIO representative is required to check RENTER's OLCC license prior to allowing alcohol to be served.
- e) Alcoholic beverages may not be served to minors under any circumstances.
- f) No alcoholic beverages are allowed outside of the 4th floor of NiaStudio.
- g) Beverages may only be served over a protective moisture barrier to ensure no liquids soak into the floor.
- h) All guests must be informed about the vulnerability of STUDIO floors.
- i) All spills must be cleaned up immediately. The RENTER will be billed for professional services needed to fix any damage to the carpet, walls, and furniture.

## LIABILITY RELEASE

RENTER hereby agrees to the following waiver of liability:

- a) RENTER assumes all risk of loss, damage, liability, injury, cost, or expense that may arise during, or be caused in any way by such use or occupancy of STUDIO facilities.
- b) RENTER expressly waives any claim, which any applicant may have against NiaStudio and/or Nia Technique, Inc., its members, employees, management and agents, for any loss, claim and liability or damages, and/ or injuries to persons or property that in any way may be caused by RENTER's use or occupancy of STUDIO facilities.
- c) RENTER agrees to save and hold Nia Technique, Inc., its members, employees, management and agents free and harmless from any loss, claim, and liability or damages, and/or injuries to persons or property that in any way may be caused by RENTER'S use or occupancy of STUDIO facilities.
- d) RENTER assumes personal responsibility, financially and otherwise, for any damage sustained to STUDIO, building, furniture, or equipment occurring through the occupancy of STUDIO facilities.
- e) RENTER agrees to abide by all laws, and any conditions, rules, and regulations for use of STUDIO facilities, as set forth verbally or in writing by Nia Technique, Inc., its employees, management and agents.



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**CANCELLATION POLICY**

7 days notice – Should the RENTER cancel with less than seven (7) days notice the Cancellation Fee is 20% of the total rent. \$ \_\_\_\_\_

24 hours notice – Should the RENTER cancel with less than 24 hours notice the Cancellation Fee is 35% of the total rent. \$ \_\_\_\_\_

**CONFIDENTIALITY AND INDEMNIFICATION**

The details of this Agreement, including payment arrangements, are confidential and not to be shared with anyone outside RENTER and Nia Technique Inc.

**AGREEMENT TO ALL TERMS**

The following signatures constitute a legal and binding Agreement between the RENTER and NiaStudio/Nia Technique, Inc. regarding the above mentioned terms and conditions.

On-site Nia Technique Contact:

Name \_\_\_\_\_ Phone \_\_\_\_\_

Signature + Name of Renter

\_\_\_\_\_  
\_\_\_\_\_

Signature + Name of Nia Rep.

\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_

Date \_\_\_\_\_







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## DETAILS + INCLUSIONS

### STUDIO A

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- Approx. 2,200 sq. ft. studio; 61' x 36' 5", original softwood floors from 1900
- Ceiling height 15'
- White Paint
- Two large windows, opening to city view looking east
- Full sound system, supporting CDs, MP3s + laptops
- 2 wireless microphones
- Ceiling-mounted professional photography lighting
- 8 x 10' screen + projector
- Floor fans
- Ceiling fans (controlled by panel near doorway)
- Ceiling-mounted disco ball
- 4 wall sconces with dimmer
- Wall of mirrors with optional white curtains to cover mirrors
- Equipped with yoga mats, straps, blocks, pillows, knee pads + hand weights
- Welcome lobby with front desk
- Water cooler
- Separate men's and women's dressing rooms with storage cubbies + towel warmers
- Storage cubbies in studio
- Heated in winter
- No A/C
- Wireless Internet

### STUDIO B

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- Approx. 1,140 sq. ft. excluding entryway, lounge; 60' X 19', original tile flooring from 1900
- Large space with seating areas, couches, coffee tables, two conference tables
- Original vintage light fixtures
- 1 wall mirror
- Ample storage area for personal belongings / cubbies + coat hooks
- Full sound system, supporting CDs, iPods + laptops
- 53" flat screen TV
- Wireless Internet
- Water cooler
- Ceiling fans
- One large window, opening east to city view
- Heated in winter
- No A/C

### KITCHEN

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- Large double-sided sink
- 2 refrigerators
- Microwave
- Toaster oven
- Electric teakettle + Coffee maker
- Panini press
- Stemware
- Dust mop, wet mop/bucket, broom and dustpan for clean up

### STUDIO C

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- Approx. 2,200 sq. ft. studio; 61' x 36' 5", original softwood floors from 1900
- Ceiling height 15'
- 7 large windows, opening north + east to city view
- Original vintage light fixtures + theater lighting
- Full sound system, supporting CDs, iPods + laptops
- Wireless microphone
- 8' x 6' rolling mirror
- Welcome lobby with front desk
- Dressing room with storage cubbies + make-up lighting
- Storage cubbies in studio
- Heated in winter
- No A/C

### BATHROOMS

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- Men: 2 stalls, 1 sink
- Women: 2 stalls, 2 sinks

