



## Rental Agreement

THIS AGREEMENT (the "Agreement"), made as of this th day of \_\_\_\_\_ the year 20\_\_\_\_, by and between

**The Underdog Dance Corp.,  
of 71 King Street N. Unit C, Waterloo Ontario  
[info@underdogdance.com](mailto:info@underdogdance.com) / 226-749-2174**

(the "Owner")

And

(*name*)

(*email*)

(the "Renter")

Collectively will be referred to as "the parties"

Whereas:

- A. The Owner is the registered tenant at 71 King Street North, Unit C, Waterloo (the "Premises")
- B. The Renter wishes to rent a portion of the "Premises" for the purpose of \_\_\_\_\_ (the "event").

Now therefore, the Renter agrees with the Owner to use the premises on the following terms and conditions:

1. The Owner hereby grants a limited and revocable license (the "License") to the Renter to use the following space(s): \_\_\_\_\_ (the "Space") on the date(s) and during the hours specified under this Agreement.

2. The Renter shall hold the event on the following dates and at the following times. The Renter is authorized to use the space to hold the approved event and for no other purposes.
  
3. Fees:
  - a. The Renter shall pay to the Owner a damage deposit of \$150.00 which will be returned within 24 hours of a satisfactory post-rental inspection by the Owner or Owner's representative. In the case of a series of rentals, the damage deposit shall be returned after the final rental.
  - b. The Renter shall pay to the Owner, in addition to the damage deposit, a total fee of \$ \_\_\_\_\_ per hour of use (the "Fee", which excludes HST) for the use of the Space. The Fee is due at the time of the signing of this agreement. The space will not be considered to be reserved until the Renter has remitted both the damage deposit and the Fee.
  
4. Revocation: The Owner shall have the right to revoke the License at any time prior to the Event Date, provided the Renter is given prior written notice of revocation. In the event that the Owner revokes the License prior to the Event for reasons other than nonpayment of fees or breach of this Agreement by the Renter, the Owner shall refund to the Renter the full value of unused rental time paid by the Renter, including the Damage Deposit.
  
5. Cancellation If the Owner receives written notice of the Renter's cancellation less than 48 hours before the start of the Event, the Owner shall have the right to retain the full fee. If the Owner receives written notice of the Renter's cancellation more than 48 hours before the start of the Event, the Owner shall refund the fee, less a \$35 administration fee (exclusive of HST).
  
6. Insurance:
  - a. The Renter agrees to provide proof of a \$2 million liability insurance policy at the time of the signing of this agreement, with the Underdog Dance Corp. listed as additional insured for the period of the rental.
  - b. The Renter indemnifies the Owner of all claims, action, law suits, expenses/costs, and/or damages which the Owner may suffer from the negligence of the Renter and the Renter's agents, employees, servants, customers, or invitees

- c. The Renter understands that any insurance policy held by the Owner is not applicable to the event, and that the Renter is solely responsible for securing necessary or appropriate insurance for the event.

7. Entry, Exit and Clean Up

- a. The renter agrees that access to the space for the renter and guests begins at the start of the rental time, and that the renter and all guests will exit the studio by the end of the rental time. If the renter is late in leaving the studio, additional rental time will be charged at \$55/hr + HST in 15 minute increments.
- b. Garbage, recyclables, and personal items are to be removed at the end of class. The Underdog Dance Corp. cannot be held responsible for items left behind by the renter or the renter's guests.
- c. Use of studio chairs, speakers, and washroom facilities are included in the agreement. The renter agrees to leave the studio in the same condition as it was provided at the beginning of the rental.
- d. Repair costs for damage incurred as a result of the renter's use of the space will be the responsibility of the renter, to be performed by a contractor approved by the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized representatives, effective as of the day and year first above written.

Owner

Renter

By: \_\_\_\_\_

By: \_\_\_\_\_

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

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

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

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