

**Production Central Stages, LLC**

873 Broadway, Suite 205  
New York, New York 10003

**Studio Rental Agreement**

Production Central Stages, LLC. ("THE OWNER") gives permission to " \_\_\_\_\_ (CLIENT)" and their employees, agents, contractors, suppliers, successors and assigns ("THE CLIENT") to enter upon and use the property located at 873 Broadway " \_\_\_\_\_ (STUDIOS BOOKED)", New York, NY 10003 for " \_\_\_\_\_ (NUMBER OF DAYS)" booked, on " \_\_\_\_\_ (DATES)" booked, for a film/photography shoot.

The Client may place all necessary facilities and equipment on the property and agrees to remove them after completion of the work and leave the property in as good condition as when received. The Client agrees to use reasonable care to prevent damage to the property and will indemnify David Fuher, Production Central Stages, LLC, and 873 Broadway Meyer Equities and all other parties lawfully in possession of the property and hold each of them harmless from any claims and demands of any person or persons arising out of, or based upon, personal injuries, death or property damage suffered by such person or persons resulting from any act of negligence on The Client's part in connection with this project.

All rights of every kind in and to all photographs, videos/films and sound recordings made on the property shall be and remain vested in The Client and neither The Owner nor any tenant or other party having an interest in the property shall have any right or action against The Client or any other party arising out of any use of the photographs, videos/films and sound recordings.

The Owner warrants and represents that it has the right to enter into this contract agreement and to grant The Client all rights provided by this contract including, without limitation, the right to film/photograph the premises and any and all furnishings and other objects except fine art located in or around the premises.

In full consideration for all the rights granted The Client under this contract, Production Central Stages, LLC. will be "\$ \_\_\_\_\_ (RATE)" for " \_\_\_\_\_ (DAYS)", " \_\_\_\_\_ (HOURS/DAY) " hour day. Overtime and other possible charges are as detailed on the accompanying invoice. This contract must be signed and returned to confirm the studio. Full payment of the location fee and an insurance certificate naming 'Production Central Stages, LLC' as additionally insured are due prior to the start of work in the studio. This contract confirms that The Client is booking the studio and accepts responsibility to pay the location fee for the listed days.

Production Central Stages, LLC rents its facilities, including limited equipment, to The Client with the understanding that in no event shall Production Central Stages, LLC or its Employees be held liable for direct, indirect, incidental, or consequential damage due to the use of their facilities or their equipment used by The Client. The Client hereby indemnifies and holds harmless Production Central Stages, LLC, 873 Broadway Meyer Equities and its employees from any claims for bodily injury or property damage which may occur to The Client and client's guests or client's employees. The Client further agrees that any damage to property during the term of the lease of premises shall be the responsibility of The Client and client will either repair or replace damaged property owned by Production Central Stages, LLC or provided to The Client by Production Central Stages, LLC.

The Client shall procure General Liability insurance with limits no less than the following:

Commercial General Liability: \$1,000,000 per occurrence, \$2,000,000 annual aggregate, including Broad Form Property Damage, Contractual Liability, waiver of subrogation in favor of Owner.

Umbrella Liability: \$2,000,000 per occurrence and aggregate

Workers Compensation: New York Statutory Limits for any employees of The Client

All insurance provided by The Client shall be issued by companies licensed to do business in New York State and must be rated no less than A- VII by AM Best.

Client shall provide to Production Central Stages, LLC a Certificate of Insurance naming Production Central Stages, LLC and 873 Broadway Meyer Equities as additional insured and shall be delivered (by email, PDF, in person, or mail). Once the contract is signed, Production Central Stages, LLC and 873 Broadway Meyer Equities are relieved of all responsibility for unforeseen circumstances (i.e. fire, mechanical building breakdowns, accidents, force majeure etc.).

Upon receiving a signed copy of this contract Production Central Stages, LLC. will refuse other bookings for the listed days and The Client hereby guarantees they will pay the full fee for those days whether they use the space or not. This is the entire contract. No other authorization is necessary to enable The Client to use the property for the purposes contemplated.

**ACCEPTED BY:**

**Signature:** \_\_\_\_\_  
**(For the Production Company)**

**Print:** \_\_\_\_\_

**Title:** \_\_\_\_\_

**Address:** \_\_\_\_\_

**City/State/Zip:** \_\_\_\_\_

**Phone:** \_\_\_\_\_