

WALLACE FILM STUDIOS RENTAL AGREEMENT Jan 01 2011

Lessor: Toronto Lights 2009 Ltd.

258 Wallace Ave.

Toronto ON M6P 3M9

416-538-3535

info@wallacefilmstudios.ca

This agreement is entered into between _____ hereinafter referred to as the Lessee, and Toronto Lights Ltd. hereinafter referred to as Wallace Studios, both being in accord as to the terms and conditions set forth herein.

1] The Lessee agrees to the following financial terms: 50% partially refundable deposit upon confirmation of booking. Balance net 15 days, unless otherwise agreed. A cancellation of a confirmed booking MORE than 7 business days before the first shoot day, Wallace Studios will charge the Lessee a cancellation fee equal to 25% of the basic studio rental. A cancellation LESS than 7 business days Wallace Studios will charge 100% of the basic studio charge.

A business day is considered Monday through Friday and shall not include Statutory Holidays.

2] The Lessee agrees to supply a Certificate of Liability Insurance for a minimum of \$1,000,000 on a Comprehensive Liability form including tenants legal liability, covering its employees, agents, independent producers, contractors, suppliers, equipment and damage to studio premises.

Should said certificate not be produced, the Lessee is still personally responsible for any and all damages whatsoever and howsoever caused.

3] The Lessee also agrees to notify Wallace Studios, in writing, of the use of exotic animals, automobiles, hazardous materials, stunts, explosives and pyrotechnics, prior to the shoot. The Lessee agrees to maintain and follow all requirements of the Occupational Health and Safety Act of Ontario pertaining to their shoot and to obtain all applicable permits/licenses and must supply an Insurance Certificate to cover said perils.

4] The Lessee must advise Wallace Studios if its shoot contains PLAYBACK MUSIC and must get Wallace Studios written approval before confirmation of booking. Wallace Studios reserves the right to terminate a shoot, without financial liability, if playback music is used without permission.

Is there going to be Playback? Yes _____ No _____

Is there going to be Sync Sound? Yes _____ No _____

5] The Lessee agrees to use the security pass cards provided to lock their studio upon exit from the building and to gain entrance to their studio the following day. They also agree to not leave pass protected doors fixed open in any manner at any time, without physically attendant at said door.

Wallace Studios will endeavor to maintain appropriate security but will not be responsible for any loss, damage or theft of any property of the Lessee, its suppliers, employees or clients.

6] The Lessee agrees to pay fifty dollars [\$50] for each lost or damaged security pass card for every instance of NSF payments.

7] The Lessee agrees to sweep the studio floor clean, removing all tape before leaving. They also agree to the paint back of the studio to the original white/green by a painter appointed by Wallace Studios management. The Lessee also agrees to leave the premises clean of all sets, set pieces, props, paint, equipment and food items upon completion of the shoot, or the Lessee agrees to pay extra cleaning and storage charges as may be required [minimum \$150].

8] It is understood that parking facilities, assigned dressing rooms[3] and make up room [1] as well as shared access to the craft kitchen and lunch room are included in the daily rental.

9] It is the clients responsibility to get the studio painted to their preference. If any marks or other paints are left on studio walls or floors the Lessee agrees to the cost of paint back.

10] The Lessee agrees to not use spray painting within the studio premised unless specific permission is obtained in advance. Over spray, sanding and clean up will be charged to the Lessee.

11] Wallace Studios can provide a maintained scissor lift. The Lessee agrees to ensure that only a trained and certified operator [pursuant to government regulations] shall operate the scissor lift and that all and every regulation governing the use of the lifting device shall be adhered to. The Lessee shall determine if the lifting device is fit for purpose before use.

The Lessee agrees to indemnify and hold harmless Wallace Studios from any and all claims whether caused directly or indirectly as a result of the lifting device.

12]The Lessee agrees to our standard terms, conditions and rates unless otherwise stated in this agreement.

The terms of this agreement shall remain in effect from: _____ to _____.

The following signatures constitute a legal and binding agreement between the Lessee and Wallace Studios regarding the above mentioned terms and conditions of this agreement.

On Behalf of Lessee:

On Behalf of Wallace Studios:

Sign: _____

Sign: _____

Print: _____

Print: _____

Date: _____

Date: _____