

**Eastern Labrador Arts Alliance
Lawrence O'Brien Arts Centre
15-21 Voisey Drive
P.O. Box 2507 Station B
Happy Valley-Goose Bay, NL
A0P1E0**

RENTAL CONTRACT

This agreement, made (date) _____ between the Eastern Labrador Arts Alliance (Landlord) and _____ (the Tenant)

It is agreed that the Landlord agrees to allow the Tenants to use the facility known as the Lawrence O'Brien Arts Centre, as specified in the remainder of this agreement for the purpose set forth.

The Tenant agrees to pay the Landlord the sum calculated as the actual charge (determined by Rental Rate Groups) including applicable taxes, after the completion of the rental period.

The Landlord agrees to pay the Tenant where Artist Fees are applicable as determined by the Rental Group after completion of the rental period.

The following terms and conditions are agreed by all parties:

- 1. The Tenant agrees:**
 - a) to accept and use the facilities on the terms of this Rental Agreement**
 - b) if the Tenant requests any services, equipment or material which are in excess of items listed in this agreement , these costs shall be charged to the Tenant**
 - c) the premises shall be left in the same condition as found at the start, reasonable wear and tear excepted, and if the premises are damaged the Tenant shall pay to repair such damage.**
 - d) to pay 50% of the estimated rental fee if this agreement is cancelled without two weeks notice.**
- 2. The Landlord reserves the right to remove all effects belonging to the Tenant after 48 hours at the expense of the Tenant, unless special arrangements are made.**
- 3. The Landlord agrees to:**
 - a) supply the premises heated, seated and licensed to operate**
 - b) supply light when required for ordinary use**
 - c) supply water through appliances installed for ordinary operations**
 - d) keep the premises clean**
- 4. The Rental fees include a set up/ rehearsal period not exceeding 4 hours on the same day as the performance.**

5. The Landlord agrees to supply the following:
 - a) (Group C and Group F excepted) a Technician, Box Office and Ticket Printing, Ushers, House Manager, and Local Advertising. Any additional technical support and Group C or Group F renters using a Technician will be charged to the Tenant.
 - b) Equipment available on the premises : Yamaha C7 grand piano, house drum kit, bass amp, 10 portable tables/chairs, table cloths, LCD projector, portable screen, mounted projector and screen, hot water dispenser, small coffee maker, microwave, mini fridge
6. The Landlord (all employees) has the right to enter the premises to make any adjustments necessary for the safety or improvement of the premises without being liable to pay compensation to the Tenant unless this causes unreasonable delay to the performance.
7. The Landlord shall allow any persons connected to the Tenants performance to enter the premises.
8. The Landlord reserves the right to eject objectionable persons (harmful to the well being of others) from the premises.
9. The Landlord will charge 10% of the sales for any merchandise sold on the premises for the Tenant.
10. Where applicable SOCAN license fees (3% of the gross ticket sales versus \$35) will be charged to the Tenant.
11. Photography, cell phones, video recorders are prohibited during performances except for media approved by the Landlord and the Tenant.

To be completed by the Landlord and the Tenant to confirm this agreement:

Event Date(s): _____

Event Title: _____

Organization: _____

Signatory: _____ (please print) Position : _____

Mailing Address: _____ Telephone: _____

Rental Group: _____ Rental Rate: _____

For the Landlord: _____ Date: _____

For the Tenant : _____ Date: _____