

# stARTup Studios

## Rental Agreement

### Who We Are

stARTup Studios is a collection of professional artist studios in Downtown Macon. We showcase art, host live demonstrations and exhibitions and provide affordable studio and gallery space.

### The Studio

stARTup Studios is a 3000 sqft art studio/gallery space located at 1055 Riverside Drive next to Rose Hill Cemetery. With an open floor plan, this newly renovated space features artist studios, gallery booths, coffee nook, outside lounge, and large communal multi-use space. High ceilings, windows and lighting create a light and airy atmosphere perfect for studios, events, workshops, and more.

This unique arts facility currently houses up to 5 artist studio spaces and 8 display booths. We encourage all mediums and all artists to apply to join our team. Studio renters are able to work 24/7 with unlimited access. We do require that all renters utilize the facility in an independent manner with an emphasis on safety, cleanliness, and respect for the other artists.

### Rentals

stARTup Studios is interested in developing long-term partnerships with 2-D and 3-D artists to support ongoing exhibitions, workshops, demonstrations, and events.

-Gallery booths can be rented under 3, 6 or 12 month leases, and provide approx. 64 sq/ft of wall space and 16 sq/ft of floor space.

-Gallery rentals include Liability Insurance, ADT Security System and Camera Surveillance.

### Gallery Space Rental Rates per Month:

- I. Half Wall - \$30/month Approx. 4x8 feet of wall space
- II. Full Wall - \$50/month Approx. 8x8 feet of wall space and 16sqft of floor space
- III. 3 Tier Pedestal - \$40/month Approx. 2.5x3 feet

**Terms and Conditions:**

This Rental Agreement represents an arrangement between Blazing Paddles Studio LLC (“stARTup Studios”) for rental of Studio Space and/or Gallery Booth at stARTup Studios, located at 1055 Riverside Drive, Macon, GA 31201, and "Renter", as named below (the “Agreement”). The following terms and conditions apply to every instance in the future in which Renter uses stARTup Studios’ space for any purpose. If Renter fails to comply with any of the terms and conditions, Renter's studio privileges may be revoked solely at stARTup Studios discretion.

**Renters Information:**

Renter:		
Address:		
City:	State:	Zip:
Phone:		
Email:		
Name of Emergency Contact:		
Contact’s Relationship:		
Contact’s Phone:		

**Gallery Booth Benefits:**

1. Store-front sales opportunities
2. No Commission
3. Referrals and references for outside exhibitions.
4. First Friday featured artist opportunities.
5. Opportunities to participate in special events.
6. Interaction with a community of artists.
7. Teaching experience opportunities.
8. Social media and paid advertisements through stARTup Studios.
9. Renters name decal will be included for all artists.

**Gallery Booth Guidelines:**

1. stARTup Studios is an open area studio with shared spaces. Everyone is expected to respect the work needs, privacy and concentration of others.
2. Access to gallery booth during business hours, or by appointment with studio managers only.
3. stARTup Studios, its officers, and employees are not responsible for damaged, lost, or stolen personal articles.
4. Renters may design gallery booth as they please, subject to Management approval.
5. Inventory sheets are required prior to or during drop off of artwork.

<b>Rental Policy</b>	<b>LATE PAYMENT FEES:</b> Payments more than 7 days late, will accrue 10% of rent per day in addition to rent due.
<b>Renewal Policy</b>	A newly signed lease is required no later than 2 weeks before the lease term ending. Failure to renew will result in all artwork being removed from display at the end of the lease term and the space will go to the next available artist.
<b>Lease Termination Policy</b>	30 days' notice is required if you will not be renewing your lease.
<b>Gallery Booth Availability</b>	Availability on a first come first serve basis after Management review.
<b>Rental Payment Options</b>	Checks made out to stARTup Studios (Cashapp, Venmo, Zelle & cash also acceptable)
<b>Payouts of Gallery Sales</b>	Sale Payouts will be ready by check the 15th of each month and can be picked up from the studio.

**Miscellaneous**

- I. stARTup Studios, its officers, and employees are not liable for any injury or lost/stolen property.
- II. No smoking of cigarettes, or cigars anywhere in the building.
- III. Renters are responsible for replacing any broken or damaged property caused by renter and/or renter's party.
- VIX. Renter acknowledges that the building may be occupied by others during the Term of this lease, including, but not limited to activities of stARTup Studios.
- VX. Though the building is covered under liability insurance, stARTup Studio's insurance does not cover Renter's personal property damage or personal injury caused by fire, theft, rain, acts of God, acts of others, and/or any other causes, and StARTup Studios will not be held liable for such losses. Renter is advised to obtain their own insurance policy to cover any personal losses and have an executed liability waiver for all students by each artist teaching classes. Renter agrees not to transfer, assign, or sublet its space and/or gallery booth or any part thereof.
- VXI. This Agreement constitutes the entire Agreement between startup Studios and Renter. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.
- VXII. This Agreement shall be governed by the laws of the State of Georgia and the parties agree that any and all legal action to enforce their rights shall be brought in the Courts in Bibb County. The prevailing party in any such legal action will be entitled to courts costs and attorney fees from the other party.

**Liability Statement**

In submitting and signing this agreement, I certify I have read, understand, and will abide by the Studio rules and regulations set forth. Renter hereby agrees to hold stARTup Studios, its owners, officers, and employees free and harmless from any loss, damage, liability, cost or expense that may arise during and related in any way by the use and occupancy of the Studio, to the extent such loss, damage, liability, cost, or expense arise out of the acts or omissions of the Renter or Renter’s guests or students. Renter and Renter’s owners, if Renter is a company, agrees to be responsible for any damages sustained to the Studio. Any lost equipment or damages sustained to stARTup Studios property shall be compensated within seven (7) days by Renter.

By executing below, the parties acknowledge and accept all of the terms and conditions of this Agreement and agree to be bound thereby.

\_\_\_\_\_ Date: \_\_\_\_\_  
Renter’s Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_ Months                      \_\_\_/\_\_\_/\_\_\_ - \_\_\_/\_\_\_/\_\_\_  
Term of Lease                      Start Date                      End Date

\_\_\_\_\_ Date: \_\_\_\_\_  
Blazing Paddles Studios LLC signature  
DBA stARTup Studios