



Rental Agreement

Who We Are

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

About 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 displays and a craft beer bar. 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 up to 10 gallery displays. We encourage artists working in all mediums to apply to join our team. Studio renters are given 24-hour access to the facility. 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. Our goal is to help artists reach their full potential and engage with the community as much as possible, through workshops, artist talks, art shows and more.

Studio Rentals

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

Artist studios can be rented under 12 or 24 month leases.

Studio rentals include Liability and property Insurance, 24-Hour Keyed Access, Monitored Security and Camera Surveillance systems, Utilities, Wi-Fi and Free Parking. (Additional electric is charged for kilns, space heaters, A/C units, etc.)

Studio Sizes & Pricing

- I. **Studio Space #1:** 310 square feet: **\$385** per month
- II. ~~**Studio Space #2:** 420 square feet: **\$520** per month~~

Shared Studio: 2+ Studio Mates per Studio (All Mates must sign as Renters)

- I. **Studio Space #1:** 310 square feet: **\$385** per month + **\$100 per Studio Mate**
- II. **Studio Space #2:** 310 square feet: **\$520** per month + **\$100 per Studio Mate**

Accessibility

Dual store-front glass doors plus a 15 ft. garage door on side of building. Parking is available in front of the studio on weekdays/weekends and down the strip after 5pm on weekdays only. Parking is also free up on Jones Street, and behind building.

Terms and Conditions:

This Rental Agreement represents an arrangement between Blazing Paddles Studio LLC (“stARTup Studios”) for rental of Studio Space at stARTup Studios, located at 1055 Riverside Drive, Macon, GA 31201 and (the "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’s discretion.

Renters Information:

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

Studio Artist Benefits:

1. 24-hour access to the studios with key and security code (Studio Artists Only)
2. Store-front sales opportunities
3. Referrals and resources for outside exhibitions
4. Interaction with a community of working artists
5. Opportunities to participate in and host special events
6. Social media presence through stARTup Studios
7. Included use of coffee nook (refrigerator, microwave, toaster, coffee maker, water dispenser)
8. 15% off purchase of artwork, drinks and classes provided by stARTup Studios for you and a plus on.

Studios Artist Guidelines:

1. Studio Artists must provide their own supplies. All studio build-out costs are the responsibility of the artist, subject to Management approval.
2. We now require all studio artists to spend no less than 20 hours per week working in their studio, this is not a storage facility.
3. Renters are responsible for the cleanliness and arrangement of their studio space.
4. A Business license with the state of Georgia is required if making taxable sales in the studio.
5. Safety is our main concern for all artists and guests of the studios. Proper attire is required while working in your studios (i.e. closed toed shoes/boots, protective eye wear and hearing protection)
6. As a condition of this rental agreement, tenant must remain in compliance with all laws, including zoning compliance with Macon-Bibb County Planning & Zoning Commission. Breach of this provision may result in eviction and forfeiture of tenants deposit.

7. Failure to follow or ignore these guidelines may result in eviction and forfeiture of tenants deposit at the discretion of the stARTup Studios Management.

Rental Policies

DEPOSITS: A security deposit in the amount of \$_____ is due before tenant may move in and receive their keys and security code. Upon termination of lease the lessors will inspect the studio space and return the deposit no more than 15 days less applicable damages.

MONTHLY RENT: The amount of \$_____ is due on the 1st of each month.

RENTAL PAYMENT OPTIONS:

Cash

Check (made payable to stARTup Studios)

Venmo, Cashapp, Paypal (made payable to startupstudios)

LATE PAYMENT FEES: Payments more than 7 days late, will accrue 10% of rent per day in addition to rent due.

LEASE RENEWAL AND TERMINATION: This lease does not automatically renew upon end date.

Lessees shall have a right to apply for a renewal and the Lessor shall have the right to accept or deny such application at the Lessor's sole discretion. Application of renewal shall be given in writing ` 60 days prior to termination of this lease. Failure to give proper notice will result in loss of security deposit.

OTHER ALLOWED ACTIVITIES:

1. Amplified music
2. Alcohol permitted, but not for sale. (21 and over)

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 agree not to inform any unauthorized person/s of the building alarm code.
- IV. Renters assume responsibility for the security of the space during each rental period.
- V. For any urgent issue that might compromise the structure or safety of the building, please call (House Manager)
- VI. For accidents, health crises, criminal activities or fires call 911 immediately.
- VII. 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. 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 their studio space 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

Upon signing of this lease Artist has 14 free days to move in.

_____ Date: _____
Blazing Paddles Studios LLC signature
DBA stARTup Studios