

Wagner Studios of Dance & Music
SW Corner of Gilbert & Brown in
The Sprouts Shopping Center
1949 E Brown Rd
Mesa, AZ 85203
(480)844-4254

office@mesadanceandmusic.com

Studio Space Rental Information

Studio Description

Wagner Studios of Dance & Music is conveniently located on the SW corner of Gilbert & Brown in the Sprouts shopping center. We are just minutes from the 60 & 202 freeways. We feature 3 multi-use studio spaces that are available for rent for rehearsals, choreography sessions, auditions, workshops, classes and private lessons when not in use for Wagner Studios of Dance & Music classes or functions.

Studio A: Studio A is a large studio space (approximately 1500 square feet) that is ideal for auditions, rehearsals, choreography sessions, workshops, classes and photo/video shoots. It has a floating wood floor and a finished 10' ceiling.

Studio B: Studio B is a smaller room (approximately 700 square feet) that is ideal for private lessons or small group classes, rehearsals or practice sessions. It has a floating wood floor and a finished 10' ceiling.

Studio C: Studio C is the smallest room (approximately 300 square feet) that is ideal for private lessons or small group dance or music classes, rehearsals or practice sessions. It has a floating Marley type floor and a finished 10' ceiling.

All studios are equipped with mirrors, barres, and sound systems with a standard 1/8" AUX cable so that music may be played from an iPod, MP3 player, smart phone, computer, etc.

Wagner Studios of Dance & Music facility has a single public restroom located in the common area, waiting/viewing areas with windows and a common front desk area. All areas are heated or air conditioned with ceiling fans throughout.

Rental Agreement Procedures

All Wagner Dance & Music rentals are arranged through the front desk. Please contact the office via phone at 480-844-4254, e-mail (office@mesadanceandmusic.com), or stop by the studio during normal business hours to confirm availability before submitting a rental application. We will need to know the following information in order to book your rental:

1. Your name, email and contact phone number
2. The name of your organization or group (if applicable)
3. The type of event you are planning
4. The number of people you are anticipating for the event
5. A first and second choices for a day and time.

For scheduling purposes, we are not able to accommodate walk-ins or last minute rentals. We recommend you book at least 2 weeks in advance. Once you have confirmed availability for the date(s) and time(s) you requested, please initial and sign pages 5 and 6 of this agreement and the appropriate Rental Agreement from pages 7 – 9, along with your payment to the Studio Owner. **Your reservation is not guaranteed until your agreement and payment have been received and accepted.**

Hourly Rental Rates

Minimum rental time for all rentals is 1 hour. After the first hour, rentals may be broken into 30 minute increments by dividing the hourly rate in half. If your event has more than 15 people in attendance, there is an additional \$1 per person service charge to cover the cost of the additional wear and tear on the studio space. This fee will be assessed at the time of your event. Current "on-peak" times are M-F from 3pm to 9pm, Sat from 8am to 2pm.

Studio A	"on-peak" time \$50/1 st hour and \$45 each additional consecutive hour "off-peak" time \$40/1 st hour and \$35 each additional consecutive hour
Studio B	"on-peak" time \$40/1 st hour and \$35 each additional consecutive hour "off-peak" time \$30/1 st hour and \$25 each additional consecutive hour
Studio C	"on-peak" time \$30/1 st hour and \$25 each additional consecutive hour "off-peak" time \$25/1 st hour and \$20 each additional consecutive hour

10% Multi-Studio Discount

Please keep in mind that when you reserve a room, Wagner studios of Dance & Music is holding that space for you and is not able to rent the space to other potential customers. Because of this, we require that for one time rentals, payment in full be made at the time of booking. In the event of a cancellation, this payment will be refunded provided the cancellation is more than 48 hours prior to the rental time. Cancellations made after the 48 hour deadline will result in the pre-paid rent being forfeited. **Payment must be made for the entire time for which you reserved the room. No refunds will be given for unused time.**

Additional fees may be assessed to renters if the studio is not left clean or if there is any damage to the property or equipment during the time of the rental. All rentals require a **\$25 security deposit** which can be refundable upon rental completion and damage inspection.

Recurring Monthly Rental Rates

Tenants who wish to rent the same time each week will need to sign a monthly rental contract in order for us to hold your day and time for you. Monthly rental rates are as follows:

Studio A	"on-peak" time	\$150 Per month for 1 hour per week. \$135 Per month for each additional hour per week
	"off-peak" time	\$120 Per month for 1 hour per week. \$105 Per month for each additional hour per week
Studio B	"on-peak" time	\$120 Per month for 1 hour per week. \$105 Per month for each additional hour per week
	"off-peak" time	\$90 Per month for 1 hour per week. \$75 Per month for each additional hour per week
Studio C	"on-peak" time	\$90 Per month for 1 hour per week. \$75 Per month for each additional hour per week
	"off-peak" time	\$75 Per month for 1 hour per week. \$60 Per month for each additional hour per week

10% Multi-Studio Discount

A 'month-to-month' contract reserves the same time each month that the contract is in force and requires an initial payment of the first and last month rental fee. Your monthly contract gives you a 25% discount off the full hourly rental price. It also includes the "5th week" at no additional charge for the months when the day you rent occurs 5 times. There are no refunds should you cancel or not need all of your days in any given month. **Your full monthly rent is due on the first scheduled rental day of each month prior to any classes taking place.**

Explanation of Studio Space Rental

Please be aware that if multiple rooms are in use at the same time, there may be some sound carry-over between the rooms. The viewing areas, restroom and front desk area are also common to all rooms. If your event requires a private or quiet atmosphere, we recommend that you rent all rooms to insure the atmosphere that you desire.

We ask that all of our teachers and renters be considerate of the others who use the space. Please stay aware and vigilant regarding your designated time in the studio. When you rent the space, you are allowed to enter the room at the designated start time for your rental. Before your designated time, we ask that you please wait in the lobby. At the end of your session, the room needs to be completely vacated by the designated time. If you continue to teach right up to the last minute or go past your designated time, you will be cutting into someone else's time. If you need a full 60-minutes to teach or for your event, you should plan on booking the room for an additional 30 minutes so that you do not cut into someone else's time. Please conclude your session 5 minutes prior to your finish time in order to give your participants adequate time to collect their belongings and vacate the room prior to the next class/renter. **Failure to abide by this policy may result in denial of future rental requests.**

Insurance Requirements

Rental Tenant is responsible for his own insurance. The tenant agrees to indemnify and hold harmless Wagner Dance & Music from any liability for damages to any person or property in, on or about said premises from any cause whatsoever. Depending on the type of event and rental, Wagner Dance & Music may request that the renter provide a Certificate of Insurance naming Wagner Dance & Music as the Certificate Holder. The Certificate of Insurance must provide coverage for the whole term of the Lease Application. Wagner Dance & Music reserves all rights to accept or deny proposed coverage based on type, limits and the named underwriter.

Studio Equipment Use

For your convenience, we provide various pieces of equipment that you may use during your rental sessions. This equipment may include folding chairs and tables, various 'props' located in the prop room off Studio A, and portable ballet barres. Please notify the front desk of what equipment you will be using to make sure that it is available for your rental session. All studios have wall-mounted ballet barres, mirrors and sound systems for use by our staff and renters. We ask that all studio staff and renters take care in using our facilities and equipment in order to keep everything in working condition. **Any damage, loss or malfunction must be reported immediately prior to the rental session to avoid additional charges.**

Sound System

- Please be aware of people using the other studios and adjust your volume accordingly.
- **Do NOT ever** turn the volume up to "maximum" on the sound system, as it can damage the amplifier and the speakers.
- Before plugging or unplugging your device, please turn down the volume on the amplifier or make sure everything is off. This will help keep from "blowing out" or damaging the amplifier and speakers.

Cancellation Policy

When you reserve a studio, we hold this space for you. Should you cancel within 48-hours of the event, it becomes highly unlikely that we will be able to rent the space to another customer. Therefore if the renter cancels their scheduled event, notice of the cancellation must be received by the front desk in writing at least 48 hours prior to the scheduled event. Security deposits and pre-paid rent will not be refunded for cancellations made after the 48 hour deadline.

The 48-hour cancellation policy also applies to recurring renters, even though unused weeks are not refundable. We ask that you kindly notify us in advance should you not need your rental time for a given week. This will allow us to schedule maintenance, cleaning or even some time off.

Wagner Dance and Music LLC reserves the right to cancel any recurring rental agreements should the studio space be needed for any Wagner Dance and Music classes, workshops or programs. The renter will be given at least 2 weeks notice of any schedule changes that will necessitate the cancellation or rescheduling of their rental dates and times. Should this happen and if we are unable to accommodate you with a different day and time, we will credit your account for that week and that amount will be taken off your next month's rent.

Studio Atmosphere

Wagner Dance and Music LLC takes pride in providing a clean, professional space that can be enjoyed by dancers of all ages and genres. We ask that you please conduct yourself in a professional manner when you are at our studio. Your conduct while at Wagner Dance and Music can have an effect on how other renters and our customers view our business. Renters who behave unprofessionally or inappropriately while at our studio may be denied future rental requests

Rental Space Policies

Before the Event

____ Once you have submitted your application to the front desk, any additional changes to the application must be submitted in writing, preferably by e-mail.

____ All rentals must be paid in full at the time of reservation. For recurring rentals, an initial \$25 deposit is due to hold the space. Payment for recurring rentals is due monthly and is due by the first of each month and is late on the 8th. Payments received after the 8th are subject to a \$15 late fee. The studio owner reserves the right to cancel this agreement when payment is late.

____ Please note (and notify your dancers, if necessary) that appropriate dance shoes are **required**. Heels should be free of protruding nails, and any taps must be firmly affixed to shoes. Street shoes are not allowed on the dance floors.

____ Any cancellations must be made at least 48 hours in advance. **If the event cancels after the 48 hour deadline, the renter still owes the entire amount for the rental.**

Day of the Event

____ The person(s) whose name is on the application as renter must be present and must remain on site throughout the entire event. Only the authorized renter or approved agent may operate the sound system.

____ If another group is scheduled in the dance studio immediately before your group, please wait in the lobby until your rental time begins.

____ Please conclude your session 5 minutes before your designated time of completion in order to give your students/group time to gather their belongings and vacate the room before the next class/group.

____ Wagner Dance & Music is not responsible for accidents, injury, illness or loss of group or individual property. Please remind all participants to take proper safety precautions.

____ If there is an accident, injury, illness, theft or other incident, you must immediately notify the Wagner Dance & Music staff member on duty.

____ Groups with minors (under age 18) must provide an adult supervisor at a ratio of 1 for every 20 minors. Do not leave minors unattended in the studio. Do not allow children to play on (hang from) the barres or any other equipment.

____ Do not put tape on the dance floor. It pulls up the finish and damages the surface.

____ Do not affix anything to the mirrors or windows.

____ Do not drag tables or chairs across the dance floor.

____ Bottled water is permitted in the dance studio, but should be kept along the wall or outside of the dance floor surface. Other beverages and food are NOT allowed in the studio. All food items and trash need to be disposed of properly. **Chewing gum is not permitted in the dance studio at any time.**

____ Animals, with the exception of working service dogs assisting persons with disabilities, are not permitted in the building.

____ Alcoholic beverages are not allowed on the premises at any time.

____ Smoking is not permitted anywhere in the building. This includes the use of E-Cigarettes.

____ Fire (including lit cigarettes, candles, incense and matches) is not permitted in the dance studio.

____ If a representative or group should violate any items of this agreement, Wagner Dance & Music will have the right to terminate this contract immediately

After the Event

_____ Please make sure that all personal and group belongings are removed from the studio at the conclusion of your rental time.

_____ If you are the last event of the day, please ensure air conditioning/heating and all fans are turned off.

_____ Make sure the sound equipment is turned off before you leave.

_____ Make sure the lights are turned off, including the restroom.

_____ If you are a recurring renter who has been issued a key, please flip the OPEN/CLOSED sign to CLOSED and lock the exterior door. If you have been issued a key, do not make copies without explicit permission of Wagner Dance & Music. There will be a \$100 fee for any lost keys.

_____ If you noticed any problems with the facility or its equipment, please notify the Studio Owner 602-684-1820 or front desk personnel, so we can repair the problem as soon as possible.

_____ Events that run over the permitted time will be charged appropriate rental fees in minimums of 30-minute increments. Additional fees may be assessed for cleaning and to repair any damage to the studio or equipment.

_____ Evidence of food or drink being taken into the studio may result in additional fees.

_____ In the event that additional fees are charged, renter will be given written notice of the fees assessed within one week of the event.

I have read, understand and agree to abide by the policies listed above in the Wagner Studios of Dance & Music Rental Agreement.

Renter's signature _____ Date _____

Renter's name (printed) _____

Organization name _____

Single Use Rental Agreement

Agreement must be accompanied by the appropriate payment Reservation is not guaranteed until you have submitted this form, your payment in full, and receive confirmation from the front desk.

Renter's Contact Information

Renter's name (must be a person*) _____

**Note: The person named here is responsible for the event. They must be present on the day of the event and must stay onsite the entire time.*

Organization name (if applicable) _____

Street address Apt or Suite #: _____

City State ZIP: _____

Day phone/Evening phone: _____

Email address: _____

Type of Event: _____

Rental Date(s): _____

Times: _____

Total number of hours required: _____

Number of people expected: _____

Total Rental Fee: _____

WAGNER DANCE & MUSIC LIABILITY STATEMENT

In submitting and signing this agreement, I certify I have read, understand and will abide by the facility rules and regulations set forth. I certify that the use detailed on the event description is in compliance with Wagner Dance & Music rules and regulations and certificates of insurance requirements. Renter/Agent hereby agrees to hold Wagner Dance & Music and individual members thereof, all officers, agents, 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 said facility, to the extent such loss, damage, liability, cost or expense arise out of negligent acts or omissions of Renter/Agent. I, the undersigned, or the company I represent, will be responsible for any damages sustained to the facility. Any lost equipment or damages sustained to Wagner Dance & Music property shall be compensated within seven days. I agree that this reservation is granted with the understanding that Wagner Dance & Music may cancel when the facility is needed for Wagner Dance & Music programs. Full payment must be given at the time of reservation. Reservation will not be held until payment is received. It is my responsibility to notify Wagner Dance & Music of any cancellations or revisions on my part within 48 hours prior to the reservation date. Failure to do so may result in my fees being withheld.

Renter's signature _____ Date _____

Renter's name (printed) _____

Monthly Rental Agreement

Agreement must be accompanied by a \$25 deposit, which will be applied to your first months' rent.

Renter's Contact Information

Renter's name (must be a person*) _____

**Note: The person named here is responsible for the event. They must be present on the day of the event and must stay onsite the entire time.*

Organization name (if applicable) _____

Street address Apt or Suite #: _____

City State ZIP: _____

Day phone/Evening phone: _____

Email address: _____

Type of Event: _____

Rental Day(s): _____

Times: _____

Number of people expected each week: _____

Total Monthly Rental Fee: _____

Rent is due the first week of each month and late on the 8th. There is a \$15 late fee for any payments received on or after the 8th of the month.

WAGNER DANCE & MUSIC LIABILITY STATEMENT

In submitting and signing this agreement, I certify I have read, understand and will abide by the facility rules and regulations set forth. I certify that the use detailed on the event description is in compliance with Wagner Dance & Music rules and regulations and certificates of insurance requirements. Renter/Agent hereby agrees to hold Wagner Dance & Music and individual members thereof, all officers, agents, 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 said facility, to the extent such loss, damage, liability, cost or expense arise out of negligent acts or omissions of Renter/Agent. I, the undersigned, or the company I represent, will be responsible for any damages sustained to the facility. Any lost equipment or damages sustained to Wagner Dance & Music property shall be compensated within seven days. I agree that this reservation is granted with the understanding that Wagner Dance & Music may cancel when the facility is needed for Wagner Dance & Music programs. Full payment must be given at the time of reservation. Reservation will not be held until payment is received. It is my responsibility to notify Wagner Dance & Music of any cancellations or revisions on my part within 48 hours prior to the reservation date. Failure to do so may result in my fees being withheld.

Renter's signature _____ Date _____

Renter's name (printed) _____