

Please initial next to each section below...

ENTIRE AGREEMENT: This agreement contains the entire understanding between MG STUDIO and the LESSEE. It supersedes all prior and simultaneous agreements between the parties. The only way to add or change this agreement is to do so in writing, signed by all the parties. If the parties want to waive one provision of this agreement, that does not mean that any other provision is also waived. The party against whom a waiver is sought to be effective must have signed a waiver in writing.

HOUSE RULES: Any equipment shall be the responsibility of the LESSEE unless listed in the invoice and discussed between both parties. Smoking is not permitted anywhere in the Theatre area including the dressing room, lobby, or stage area. A 10-hour day between 8am and 6pm is standard for the studio rental unless otherwise negotiated within the terms listed below in the description.

DAMAGED EQUIPMENT: The LESSEE is responsible for repair (or replacement) of any damage to any equipment, materials or facilities at the discretion and to the satisfaction of the Lessor.

LIMIT OF LIABILITY: The Lessor is not responsible for any theft or loss of goods of the LESSEE. The LESSEE shall indemnify the Lessor against all liability, claims, demands, actions and causes of actions of any nature whatsoever, and any expenses incident thereto, for injury to, or loss of or damage to property, occurring on the leased premises during the term hereof, or arising out of any breach of the LESSEE'S covenants herein or out of any work being done in or about the leased premises. However, such indemnifications shall not extend to a loss or damage due to the fault or negligence of the Lessor, its officers, employees or representatives.

SECURITY DEPOSITS: In the event of a postponement or cancellation, the security deposit paid (50% U.S. Dollars) of total amount of invoice. It shall be liquidated damages to MG STUDIO in the event of a breach of contract by LESSEE. If MG STUDIO is able to re-book the date with another project, the security deposit will be refunded, minus a processing fee of \$350. LESSEE shall also be responsible for payment for any labor or materials charges incurred up to time of cancellation. If LESSEE chooses to secure deposit and payment by Credit Card (Visa/Mastercard, American Express, Apple Pay), a 4% charge will be added to each transaction balance submitted.

SAFETY REGULATIONS: The LESSEE agrees to abide by all fire, safety and Front-of-House regulations of the facility and will so instruct his/her company. There shall be no open flames or other special effects used on stage without prior written permission given by the Lessor, upon signature of this contract. Failure to comply with this ruling will lead to cancellation of the stage rental or production.

PAYMENTS: LESSEE agrees to pay full payment prior to day of rental usage. In event of payment default, CLIENT is responsible for (but not limited to) bad check fees, collection costs, certified mailing, lawyer's fees, and court costs.

RENTAL USAGE DESCRIPTION (Basic Details):

"MG STUDIO"
 33 Shows LLC
 a Nevada Company
 Name: _____
 Title: _____
 Signature: _____

"CLIENT"
 Company: _____
 (a)n _____
 Name: _____
 Title: _____
 Signature: _____