

What happens here, is up to you.

## Studio Rates

### Pre-entry/ Overtime

Scheduled	\$50/hr
Unscheduled	\$60/hr, pro-rated to nearest 10 minutes

### Full-day:

(8am – 5pm) Standard Rate	Photography \$450
(7am- 6pm) Standard Rate	Video \$550

### Half-day:

8am – 12pm or 1 – 5pm	\$300
6pm – 10pm	\$400

Prep, Pre-light, and Build Day, Strike Day call

Casting call

### Rush

(No advanced reservations. May be purchased within two hours of booking. Call for availability and purchase.)

1 – 5pm	\$150
6 – 10pm	\$150
Hourly reservations (2 hour min)	\$75/hr
Cyc Wall ½ or full day	\$75

Total rental time includes unloading, setup, shoot, strike, cleanup, loading.

### Basic Equipment:

(No charge with studio rental):

12-foot ladder, 8-foot ladder, 4-foot ladder, garment rack, Sirius satellite radio, assorted A-clamps, apple boxes, full, ½, 1/8<sup>th</sup>, 4 saw horses, hollow core doors, bottled water, soda machine, 5 stools, steamer, assorted hand tools available upon request.

### Notes:

1) All props used in shoot will be charged as rented according to the fee schedule for props (see website). This includes props already in the studio, such as plants, chairs, sofas, rugs, computers, etc.

2) Renter is responsible for damage to and/or loss of any and all basic equipment (“Studio Essentials”), props, and extras present in the studio.

### Power:

There are 18-20 amp circuits and 2-30 amp 220 circuits for the 5k lights. The 20 amp circuits are good for up to 2000 w lights each. Or 1-4000 w/s strobe power pack. 16 of the 18 circuits are mounted in the ceiling. 6 already have 40 ft drops on them. We can add additional drops if you request.

### Extra Equipment:

Full kitchen	\$100/day
Cyc wall	\$75/day (clean white floor: add'l \$75)
Equipment rental	see list

### Cyc painting:

Cyc cannot be painted during a scheduling conflict. Call to confirm availability.” Paint Out”: Cyc must be returned to Super White after use in any other color. Client may handle “Paint In”, but **area19**, must handle Paint Out. If client handles Paint In, painting must be done during rented studio time.

Cyc dimensions:	30'w x 18'h x 22'd
Cyc painting studio time:	\$20/hr
Painting labor:	\$50/hour (min. 1 hour)
Fresh white Cyc floor:	\$75 (2 gallon white: \$25, 1 hour labor: \$50)
Paint In, Ultimate Green or Blue:	\$74/gallon + labor
Paint In, standard colors:	\$30/gallon + labor
Paint Out White (from colors):	\$25/gallon of super white + labor



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## Studio Policies / Rental Terms

We intend to help make your production go as smoothly as possible by providing, friendly service. We understand that things change very rapidly, especially in this business. That's why we provide the flexibility to guarantee both a pleasant and successful visit. However, at the same time, we want to be professional. We have written a few policies that will help ensure a respectful working relationship.

### Reserving the Studio:

Use of the Studio is by reservation only. There are two ways to reserve time at the studio. A HOLD will set aside time without any obligation. A BOOKED status reserves time exclusively and cannot be canceled without penalty. If **area19** receives a request to BOOK time that is on HOLD by another client, that client has 24 hours to either BOOK or release that time.

All reservations require three items in advance:

(1) Signed Rental Agreement; (2) Rental Deposit; and (3a) Certificate of General Liability Insurance listing (**Area19**) 24562 County Road 75, LLC, as an additional insured; or, (3b) a signed Liability Waiver approved by the studio manager.

\*A photocopy of renter's driver's license must be provided (can be made at studio). Must be at least 18 to rent the studio.

### Rental Deposit

The Rental Deposit (price of studio time, extras, and cleaning deposit) is necessary in advance to reserve and use the studio. All reservations are made on a "first come, first served" basis. Only 100% of the Rental Deposit will be accepted. Check, and cash preferred; personal checks must be received long enough in advance to verify bank funds (bank verification not possible on weekends or after business hours).

### Rental Deposit Return

48-hour notice:	100%
More than 24-hour notice:	50%
Less than 24 hours notice:	0%
Processing Fee for cancellations:	0% for cash or check. Fee for returned checks: \$25 each.

### Insurance:

Proof thereof must be faxed prior to booking. Lessee agrees to indemnify and hold (Area19) 24562 County Road 75, LLC harmless from any and all claims, costs, expenses, damages and liabilities, including attorney's fees, arising out of lessee's use or possession of the equipment/facility.

### Wrap policies:

Studio and common areas used room is to be left cleared of any debris or set pieces. A quick sweep of the studio is necessary to return the space to its pre-shoot condition. Additional cleanup will result in additional charges. Damage/lost or missing property will be billed accordingly. Additional disposal services will be quoted as necessary.

## Studio Policies Rental Terms Continued

1. Please report and damage immediately to the studio manager. All damage loss or repair will be billed accordingly.
2. At end of booking trash must be in dumpster can, floor must be broom swept. Bathroom and other common areas used during rental must be left in it condition at beginning of rental.
3. No smoking for personal use in studio building. Outside on south side of building is permissible. Cigarette smoking allowed only by approval of studio manager. Cigar smoke allowed only for photographing food personnel in studio.
4. No one may enter studio without signing studio Liability Waiver. Unless insurance waver is on file for renter. Renter may invite guests, patrons, clients, contractors, or permitted subtenants into the premises only during reservations and billable overtime hours. Renter is responsible for having everyone sign Liability Waiver, 24562 County Road 75, and LLC. All models must be of legal age. Renter must have parents' written consent of any minor included in any shoot.
5. No equipment or props may leave the studio at any time. The Renter of the studio is responsible for any damage or loss incurred during rental period.
6. Renter may not leave studio unattended. If renter must leave the premises, a manager or agent of Area19 must be called in to attend the studio before the renter can leave. In that case, Area19, or its agent may lock up the studio until the renter returns.
7. Video edit areas and upper levels are off limits to all renters or guests.
8. No climbing of ladders to storage areas by renters or guests without approval from **area19** or studio managers.

### **Parking:**

Parking available in parking lot during business hours or during paid overtime hours. There are 12 spaces generally open for non-staff persons. All other spaces and times negotiable.

### **Building Alteration:**

Must be approved in advance in writing by **area19**.

No subletting allowed, unless by contract agreement with **area19**

Studio rental shall not be used for residential purposes or overnight stay. No one is allowed in the studio between 10:00 pm and 7:00 am without the agreement of **area19**.

## Rental Application/Agreement

Today's date: \_\_\_\_\_

Renter/Lessee: \_\_\_\_\_

Business Name: \_\_\_\_\_

Address: \_\_\_\_\_  
 \_\_\_\_\_

Email: \_\_\_\_\_ Tel.: \_\_\_\_\_

Lessor: **24562 County Rd 75, LLC (A.K.A.) Area Nineteen**  
 Location of Leased Premises: **24562 County Rd 75, St Augusta, and MN 56301**  
 (320) 253-9493

Date Reserved: \_\_\_\_\_ specific time: \_\_\_\_\_

1) Rental price: \$\_\_\_\_\_ circle rate: Full day Halfday Hourly

2) Scheduled Overtime: \$\_\_\_\_\_ Video Events

3) Extra Equipment ("Extras") \$\_\_\_\_\_ check all that apply:

Kitchen  Cyc wall  Cyc painting  props

4) Cleaning Deposit (Add \$75.00 here if paying by cash or check)

5) Total Deposit (add lines 1-4): \$\_\_\_\_\_

Check (check # \_\_\_\_\_) cash accepted: \_\_\_\_\_

By your signature hereon, you acknowledge you have read and accept both the Studio Policies and the Terms and Conditions (see below). You agree that the information disclosed by you herein is true, complete, and accurate to the best of your knowledge. You also agree that the information disclosed by you herein is material to the potential Lessor's decision with respect to granting or denying your application to enter into a Lease.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Studio Manager: \_\_\_\_\_ Date: \_\_\_\_\_



## Rental Agreement / Terms and Conditions

In addition to this Lease Agreement, you must supply either evidence of insurance or a signed Liability Waiver and Release form (which must be signed by everyone who enters the studio during the booking). Evidence of liability insurance is typically a Certificate of Insurance, showing Liability Coverage. Your liability insurance shall be deemed primary and noncontributory insurance in the event of any claim or suit. It should name 24562 County Road 75, LLC, as an additional insured. The insurance must meet the following minimums: Commercial General Liability, \$1,000,000 per occurrence and annual aggregate. The premises are to be used for the purpose of a photographic studio, including such activities, as are necessary and usually incidental to such use.

You may not expect to enter the studio before the Rental Period begins unless you have scheduled the appropriate Overtime/Preentry hours in advance. You may schedule and purchase Setup, Breakdown, and Cleanup hours at the appropriate Overtime/Preentry rates as long as the time is not already reserved.

Unscheduled Overtime shall accrue according to the rates described in the Studio Policies. 24562 County Road 75, LLC, shall have the right to inspect the equipment and/or studio at any time during the rental term. You shall make any and all arrangements necessary to permit an employee of 24562 County Road 75, LLC, access to the equipment and/or studio. If a breach of any of the provisions of the Rental Contract occurs, the Rental Company has the right to revoke your access to the equipment and/or studio without any liability to you, and without prejudice to 24562 County Road 75, LLC 's right to receive rent due or accrued to, including the date of revocation.

If default occurs, you will be responsible for all fees involved in recovering losses, damages, and outstanding balances, including attorney's fees, court costs, and post judgment interest (15% per month).

### **Indemnifying 24562 County Road 75, LLC:**

You agree to indemnify 24562 County Road 75, LLC, and to hold 24562 County Road 75, LLC, and its employees and agents harmless from and against any and all losses, damages, claims, demand or liability of any kind or nature whatsoever, including reasonable legal expenses, arising from the use, condition (including, without limitation, latent and other defects) or operation of the equipment and/or studio, to the extent attributable to the negligence of the renter. This indemnification shall continue in full force and effect during and after the term of the rental for such causes arising during the term of the rental.

### **Miscellaneous Aspects of the Rental Agreement**

The Rental Agreement shall be deemed to have been made in Stearns County and shall be interpreted, and the rights and liabilities of the parties determined, in accordance with the laws of the State of Minnesota. When the customer is a corporation: the person executing the Rental Agreement on behalf of such corporation warrants that he/she has full authority of such corporation to sign the Rental Agreement and obligates the corporation. Said person and the corporation shall be jointly and severally liable for all rentals and all other sums that may be at any time due and owing to 24562 County Road 75, LLC, under the terms of the Rental Agreement.

### **Concerning Multiday purchases:**

Multiday purchases come with certain restrictions. Multiday Package Rental Agreements will contain a policy addendum listing all restrictions, including Cancellations, Overtime, Extras, and other issues.

Additional Days purchased after submitting the Rental Agreement will be charged at the regular day rate, unless other negotiations are made in advance. All Days purchased in a Multiday Discount package must be reserved far enough in advance of a desired date to ensure your access to the studio space on that date. You accept that the availability of the studio space to you is subordinate to reservations already made by other customers. You accept the risk that particular days may not be available if other customers have already reserved the studio space on those days.

All days must be used before the deadline. You are not entitled to and will not seek offset or proration for days lost due to unavailability.



## Submitting the Application

First, call or email the studio manager to identify your specific needs.

Then submit (a) page 4 of the Application, filled out and signed, (b) the rental deposit, and (c1) Certificate of Insurance, or (c2) the Liability Waiver, signed by the renter. Certificates of Insurance should name **24562 County Roads 75, LLC** as an additional insured. You may have the Certificate of Insurance sent directly to the studio from your insurance agent.

Three ways to deliver application materials:

**By fax:**

Fill out, sign, and fax to (320) ----\_-----.  
Include the signed Liability Waiver, or, have your Insurance agent fax us the Certificate of Insurance.

**By email:**

Copy ("select all") the Rental Application and paste it into your email message. Fill out the form. Do the same with the signed Liability Waiver, or, have your insurance agent fax us the Certificate of Insurance.

Email to [jbutkowski@bdipphoto.com](mailto:jbutkowski@bdipphoto.com)

(Note: emailing the Rental Agreement and/or Liability Release constitutes signature.)

**By mail:**

Fill out, sign, and mail along with a check and your signed Liability Release, or have your Insurance agent fax us the Certificate of Insurance.

If paying by check, make payable to:

**Area Nineteen**  
24562 County Road 75  
St. Augusta, MN 56301

**Office**

(320) 253-9493

**Mobile**

(320) 333-1520

**Office fax**

(320) 257-8788

At the end of your booking, you will receive an invoice and a copy of the Rental Application.



## Rental gear and props

### LIGHTING GEAR

C-STANDS 140 w/arm	\$5.00	6
C-STANDS 120 w/arm	\$5.00	4
SOFT BOX MEDIUM	\$8.00	2
SOFT BOX LARGE	\$12.00	1
FLAGS/ GOBOS	\$5.00	3
ARREIS 650 FERNEL	\$8.00	2
ARREIS 1 K FERNEL	\$8.00	1
ARREIS 2 K FERNEL	\$8.00	1
ARREIS 5 K FERNEL	\$35.00	1
ARREIS 2 K OPN/BRNDRS	\$10.00	2
STRAND 5 K FERNEL	\$35.00	1
MOLE 1 K Baby	\$8.00	3
MOLE 2 K juniors	\$10.00	2
ORBICULIGHT	\$350.00	1

### SOFT GOODS

72x80 blankets	\$3.00	12
60x80 blankets	\$2.00	12
paper towels/cleaning fld	\$3.00	
Cinie foil squ 12"	\$3.00	

### OTHER ITEMS

#### Furniture

Leather Chair	\$10.00	2
Leather Couch	\$25.00	1
Cloth Couch	\$10.00	1
Coffee table	\$10.00	1

### Other Spaces

Kitchen for food prep	\$100.00
Entry area	\$25.00