

FACILITY RENTAL AGREEMENT & LIABILITY WAIVER

OMNIA DANCE – 60 Thornhill Drive, Unit 4

This Rental Agreement and Liability Waiver (“Agreement”) is entered into between **OMNIA DANCE** (“Studio”) and the undersigned Renter (“Renter”) for use of the warehouse studio/event space located inside OMNIA DANCE at 60 Thornhill Drive, Unit 4.

By signing below, Renter agrees to the following:

1. Assumption of Risk

Renter understands that participation in activities within a dance studio or event space involves inherent risks, including but not limited to bodily injury, property damage, slips, falls, collisions, and other accidents.

Renter voluntarily assumes full responsibility for any and all risks of injury, loss, or damage to themselves, their guests, invitees, contractors, vendors, or participants while using the premises.

2. Release of Liability

Renter agrees that OMNIA DANCE, its owners, directors, staff, contractors, and affiliates shall not be held liable for:

- Any injury, illness, or death sustained by Renter or any guest
- Any loss, theft, or damage to personal property
- Any accidents occurring before, during, or after the rental period
- Any damages arising from the use of the premises

Renter fully releases and discharges OMNIA DANCE from any and all claims, demands, actions, or causes of action arising out of the use of the space.

3. Condition of Studio & Equipment

The Studio and its equipment are professional-grade and built for durability and regular high-level use. Mirrors, flooring, sound systems, and fixtures are designed to withstand normal and appropriate activity.

Renter acknowledges that damage to the premises or equipment would result only from excessive force, negligent behavior, misuse, or irresponsible conduct.

Renter agrees to ensure that all guests, vendors, and participants treat the space with care and use all equipment appropriately.

4. Responsibility for Damage

Renter accepts full financial responsibility for any and all damage caused to the premises during the rental period, including but not limited to:

- Mirrors (valued at **\$900 per sheet**)
- Specialized professional dance flooring
- Walls, doors, windows, fixtures, and equipment
- Sound systems or studio equipment
- Bathrooms, common areas, and entryways

Renter agrees to pay the full cost of repair or replacement for any damaged property, as determined by OMNIA DANCE.

Damage fees may be assessed immediately and are due upon receipt of invoice.

5. Footwear Policy – Strictly Enforced

No outdoor footwear is permitted in the back studio/event space under any circumstances.

Renter is fully responsible for ensuring that all guests, vendors, and participants comply with this rule.

Failure to comply may result in:

- Immediate termination of the rental without refund
- Cleaning or damage fees

- Flooring repair or replacement costs

6. Supervision & Conduct

Renter is fully responsible for:

- The conduct of all guests and vendors
- Preventing reckless or destructive behavior
- Ensuring no illegal activity takes place
- Maintaining safe and respectful use of the space
- Following all capacity limits and fire safety regulations

OMNIA DANCE reserves the right to end the event immediately if rules are violated.

7. Indemnification

Renter agrees to indemnify, defend, and hold harmless OMNIA DANCE from any and all claims, liabilities, damages, legal fees, or expenses arising from the rental and use of the facility.

8. No Responsibility for Personal Belongings

OMNIA DANCE is not responsible for any lost, stolen, or damaged personal items belonging to Renter or their guests.

9. Acknowledgment

By signing below, Renter acknowledges that they:

- Have read and understand this Agreement in full
- Accept full responsibility for all individuals attending their rental
- Accept full responsibility for any damage to the facility
- Agree that OMNIA DANCE bears no liability for injury, loss, or damages

Renter Name (Print): _____

Signature: _____

Date: _____

Phone: _____

Email: _____