

Abby Arts Collective - Studio Rental Agreement

C37780 Dawson Rd. Abbotsford BC V3G 2K9

abby.artist.collective@outlook.com

Abby Arts Collective (AAC) is an independent collective of artists working in common warehouse space in Abbotsford BC. We showcase art work, host community related events and exhibitions, and provide an opportunity to join a community of artists by offering affordable studio spaces.

AAC is a unique communal facility holding a fluid number of spaces for artists, crafters, designers and other creative professionals. AAC encourages innovation, collaboration, and experimentation in every medium. Studio space can be used for but not limited to painting, multimedia, photography, sculpture, textiles and more.

Members are able to work 24/7 with regular access to the collective's kitchenette, however a noise curfew exists from 10:00pm to 8:00am on all days. We do require that all members use the facilities correctly, independently, safely, and with consideration for other renters. See following safety agreement for more details.

Interested artists are required to fill out the attached application form. All prospective renters must read and agree to the studio agreement form.

STUDIO RENTAL TERMS AND MEMBERSHIP INFORMATION

STUDIO DETAILS: The warehouse is a no frills open floor plan with attached mezzanine/office space. Warehouse is approximately 1800 sq ft, Mezzanine is approximately 500 sq ft. The studio is currently capable of housing a fluid number of artists designating space and storage based on individual need. Each renter must individually agree to and sign these terms and conditions.

Any partitions erected are not to exceed 8ft. in height. All space is leased as is.

MEMBERSHIP BENEFITS: * Wi-fi * Utilities * AAC Office with kitchenette * Rural location * Participation in group shows and community events * 24/7 keyless access

FEE: Multiple rental options are available dependant upon personal need.

- 6 Month lease @ \$180/month**
- 2 Month lease @ \$250/month**
- Week-to-week @ \$85/week (lease length decided at signing of rental agreement)**

Damage Deposit due at beginning of agreement \$100. Returned within 30 days of agreement completion. Student discounts available, proof of student status required.

BUILDING ACCESS: Collective members will have unlimited access to the studios. Each member will receive a studio access code or key. Noise curfew between the times 10:00pm and 8:00am on all days.

PAYMENT: Studio space is subject to a 6 month, 2 month, or week-to-week rental agreement. The first month/week rent is due at the agreement signing. Rent is due on the first of each and every month/week. Checks should be payable to “Jesse Klassen”. Payments may be made in person or mailed to: 35179 Laburnum Avenue. E-transfers can be sent to abby.artist.collective@outlook.com. Late charges of \$25 assessed are applicable.

Subletting of the studio is not allowed.

TERMINATION: Abby Arts Collective’s owner may terminate the agreement at any time with 30 days notice. Any remaining balance already paid is forfeit. The renter may terminate with 30 days written notice. Any remaining unpaid balance is due in full to the owner at the time of termination.

INSURANCE, LICENSES, PERMITS: All renters are responsible for individual insurance, licensing and permits.

ABBY ARTS COLLECTIVE STUDIO USE AGREEMENT

Occasionally, changes may need to be made to contract agreements and studio policies. Abby Arts Collective management makes final decisions as to the operations and policies of the studio.

Studio Policies

1. **No Drama!** A serious no tolerance policy for petty grievances.
2. **Be Safe.** It is your responsibility to know and apply the safety rules and guidelines.
3. **Be Responsible.** Respect and show proper usage of facilities and equipment, including taking into consideration your limitations within the studio. See security policies.
4. **Be Tidy.** Show willingness to pick up after yourself, especially in shared areas.
5. **Show Respect.** Consider and respect other renters, their space, health, sanity, and property.
 - Art making is a complex process and can cover any subject. Be respectful of other renters' work and subject matter.
 - Pick up after yourself when using the studio. Discard paper and trash in designated bins. If the amount of trash you are producing exceeds 1 standard size garbage bag in size you are responsible for its disposal. Recycle and reuse materials whenever possible. Turn off the lights when leaving your work area. Designated studio technician is responsible for taking out the regular trash, cleaning the kitchenette and communal toilet, as well as restocking any studio provided accessories.

- Mounting materials or tools on the walls of the studio as well as painting of the walls is left up to the discretion of the artist. If walls are damaged in the process, contact studio technician to resolve and/or fix the issue. Take steps necessary to avoid damaging doors and windows.
- Lockers are supplied for your convenience in the mezzanine, it is the responsibility of the renter to provide their own lock for security. Mezzanine is also equipped with a small kitchenette with a sink and fridge. Renters are expected to remove left over or old food in order to keep the space clean and odor free. Please clean up after yourself.
- Be aware of the needs of other people working around you in the studio. Music (content or volume), the amount of space you take up with a project, and other personal work habits can directly impact fellow renters. We ask that you keep your number of outside visitors to a minimum; visitors are never to be left unattended. Please keep in mind that non renters are strictly prohibited from using your keyless entry code or key to access the building. Repeatedly problematic or disruptive behavior may result in termination of rental contract and access, as decided on a case-by-case basis.

Security Policies: This is a shared open floor warehouse that encourages collaborative work and will occasionally host public open studios. Each renter is responsible for the security and safety of all their belongings in the space. Abby Arts Collective and its owners/managers are not responsible for any loss or damage to your belongings. We highly advise that you lock any valuables left in your space. The roll-up bay door is not to be left unattended while unlocked or opened.

Safety Rules: No toxic, harmful and strong odor chemicals other than paints may be used at any time. Careful consideration of other renters is expected whenever using materials with an odor. Open flame or high heat tools are to be used outside the building with proper safety precautions. Oil paint and other oil based materials are not to be dumped in the sinks at any time. It is also recommended that you wear gloves, masks and/or respirators whenever handling chemicals, cleaners and solvents. No smoking or illegal drug use is allowed anywhere inside or outside the building. Studio is equipped with a fire extinguisher and eye wash station to be used in the case of an emergency.

Removal of Personal Property: Renters are responsible for any personal property that was brought into the studio over the duration of their rental agreement. Furniture, left over material, artworks, and any tools or equipment are to be removed by the end of rental agreement in the case of non-renewal. Failure to do so will result in loss of deposit and left materials.

Septic: Abby Arts Collective is hooked up to a septic system. **Absolutely no chemicals, solids or nonbiodegradable materials are to be flushed or dumped down the sink.** Renters are responsible for any special waste disposal beyond standard trash.

Renters in connection with Abby Arts Collective rental shall indemnify Abby Arts Collective ("AAC") against all claims arising from any accident, injury, or damage whatsoever, however caused, to any person or to any property occurring during the rental term on or about the demised premises, and against all expenses, counsel fees, and liabilities incurred in connection with any such claim or any action or proceeding brought thereon.

Studio rental contracts may be revoked at anytime for not adhering to these basic agreements

By signing below, the applicant acknowledges that he/she agrees to all the terms, conditions, and basic agreements of becoming a member of Abby Arts Collective and renter.

Renter Name (Print) _____ Signature _____

_____ Date ____/____/____

Owner Name (Print) _____ Signature _____

_____ Date ____/____/____

For Office Use Only:

Initial Payment \$ _____ Date ____/____/____ Start Date ____/____/____ End Date
____/____/____

Damage Deposit Payment \$ _____ Date ____/____/____

Abby Arts Collective
C37780 Dawson Rd. Abbotsford BC. V3G 2K9 Canada

MEMBERSHIP & STUDIO APPLICATION

Date ____ / ____ / ____
Name_____
Address_____
City/State/Zip_____
Phone_____ Email_____
Website_____

Which media(s) do you work in?

What are your objectives for renting the space?

Does your work require toxic treatments, spray painting, sanding, or heavy machinery? If yes, list all.

Does your work require licensed specialty tools or specific studio environment requirements? If yes, list all.

Are you comfortable with a group working environment in many different styles, mediums, ages, and levels of professionalism? (Walls are discouraged and collaboration encouraged)

What is your preferred way to display/exhibit or have viewers interact with your work?

How often do you anticipate using the space (weekly)? _____

Requested Start Date ____/____/____

Duration of studio agreement _____

(OPTIONAL) Please list any personal, professional and/or artistic references.

Name _____ Phone _____

Name _____ Phone _____

Name _____ Phone _____

All renters are chosen on their ability to use the studio responsibly, to contribute in a positive way to the Abby Arts Collective community, and to understand and follow all basic agreements (as outlined within the studio membership agreement pages). Equal opportunity to participate in and benefit from Abby Arts Collective is provided to all individuals regardless of race, national origin, color, sex, age, religion, sexual preference, or disability in admission, access or employment.

Please email to schedule a tour of the facility. Email: abby.artist.collective@outlook.com