



FACILITY RENTAL AGREEMENT

This Facilities Rental Agreement ("Agreement"), is entered into by and between I Am Style Agency, of 96 Jame Lee Court, McDonough, Georgia 30253 ("Lessor") and ("Lessee") _____

The parties hereto, intending to be legally bound, and in consideration of the mutual covenants hereinafter contained, agree as follows:

GRANT

Lessor, on the dates and times set forth herein, and subject to the terms and conditions of this Agreement, hereby grants to Lessee a access to use IASA Studio ("Facility").

DATE/TIMES OF PERMITTED USE

Access to the Facility for the Event will commence on the date booked and confirmed and will end no later than 12am(midnight).

RENTAL FEE

Lessee shall pay to Lessor as a rental fee for the use by Lessee of the Facility, \$85.00, per hour if not a member of the facility; if a member of facility \$75.00 per hour. Non-members and Members have a minimum usage of 2 hours plus an incidental fee of \$50.00 to be paid by Lessee under this Agreement (the "Rental Fee"). Lessee shall deposit the sum half of hours booked usage(with a minimum of 2 hours) with Lessor upon the execution of this Agreement, which sum shall be applied by Lessor to the Rental Fee upon completion of this Agreement. The balance of the Rental Fee shall be paid in full by Lessee 3 days before the Event.

REFUND

Lessee shall receive a refund (minus deposit) if event is canceled 5 days before scheduled-booked date.

INDEMNIFICATION

Lessee shall indemnify, defend and save harmless Lessor, its officers, agents and employees from and against any and all loss, cost (including attorneys' fees), damage, expense and liability (including statutory liability and liability under workers' compensation laws) in connection with claims, judgments, damages, penalties, fines, liabilities, losses, suits, administrative proceedings, arising out of any act or neglect by Lessee, its agents, employees, contractors, Lessees, invitees, representatives, in, on or about the Facility. This indemnity shall survive the termination of this Agreement. Lessee hereby releases Lessor from any and all liability or responsibility to Lessee or anyone claiming through or under Lessee by way of subrogation or otherwise for any loss or damage to equipment or property of Lessee covered by any insurance then in force.

"AS-IS" CONDITION

Lessee agrees to accept the Facility in its "as-is" condition "with all faults".

ASSIGNMENT AND SUBLICENSING

Lessee shall not assign any interest in this License Agreement or otherwise transfer or sublicense the Facility or any part thereof or permit the use of the Facility to any party other than Lessee.

TERMINATION

Lessor may terminate this Agreement based upon any one or more of the following events:

A. Failure of Lessee to pay the Rental Fee or any other charges due hereunder when the same is due;

B. Lessee fails to perform any of its covenants hereunder. In any of the aforesaid events, and in addition to any and all rights and remedies available to Lessor by law or in equity, Lessor may, with or without further notice, forthwith terminate this Agreement and expel and remove Lessee, or any other person or persons in occupancy from the Facility, together with their goods and chattels, using such force as may be necessary in the judgment of Lessor or its agents in so doing, without evidence of notice or resort to legal process or becoming liable for any loss of damage which may be occasioned thereby, and repossess and enjoy said Facility, and in addition to any other remedy it may have, Lessor may recover from Lessee all damages it may incur by reason of such breach by Lessee.

INTERFERENCE

Lessee shall use the Facility in a manner which shall not cause interference with the use or occupancy of the other portions of the Building by Lessor or others in any way. Lessee's use hereunder will be done in such a manner so as not to interfere with or impose any additional expense upon Lessor in maintaining the Building.

RESTORATION

If any damage occurs to the Facility, or if any repairs or replacements need to be made to the Facility as a result of Lessee's exercises rights under this agreement, Lessee shall pay Lessor for any such damage, repairs, or replacements upon demand by Lessor.

CANCELLATION

Lessee may cancel this Agreement at any time up to 5 days prior to the Event Date by providing written notice of such election to Lessor, and Lessee will forfeit the deposit. If Lessee shall elect to so cancel this agreement less than 5 days prior to the Event Date, Lessee will be charged 50% of the Rental Cost and any expenses incurred in good faith by Lessor in preparation for Lessee's use of the Facility. For cancellations less than 3 days prior to Event Date, Lessee will be charged 100% of the Rental Costs and any expenses incurred by Lessor.

OTHER INFORMATION

Any potential payment for incidental repairs will be the responsibility of the event space Lessee.

GOVERNING LAW

This Agreement shall be governed by and construed in accordance with the laws of the State of Georgia. Any legal actions, claims or demands shall be handled in a court of competent jurisdiction within the State of Georgia.

SIGNATORIES

This Agreement shall be signed by Renter acknowledging understanding of the renting/leasing terms and conditions therein.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Renter

By: _____

Date: _____

Signature

By: _____

Print Name

Booking

Date: _____

Booking Time: _____

Please email agreement to: bookings@iamstyleagency.com