



Band Share Rental Agreement

8000 Powell Rd. Suite 100
St. Louis Park, MN 55426
Band Share B or C.

1. Tenancy is month to month. First and last month's rent is required to start a Band Share. 30 days notice is required to terminate tenancy.
2. Because no security deposit is required, occasional inspections are performed by the landlord. Any damages caused by tenant must be paid immediately by tenant.
3. Rent payment in full is required by 11:59 pm on the first of every month. If payment in full is not received, it will be regarded the same as a 30 day notice. Tenant will be required to terminate the Band Share as of 11:59pm on the last day of that same month.
4. Pay rent with one Venmo payment, one PayPal payment "Friends and Family", one check, one money order or one credit card. Cash is accepted on or before the first, in full and in person.
5. Tenants shall use one contact person. The contact person must provide a drivers license. Contact person must sign agreement.
6. Get along with your neighbors.
7. It is the tenant's responsibility to carry liability and property insurance.
8. All State and Federal laws apply on Taylor Sound premises
9. Band Share tenants are issued one set of keys. Key cards are \$25 and \$15. This is a non-refundable fee that covers changing of the locks and adding tenants to the security profile. Keys and cards must be returned at the end of the tenancy.
10. Band share sessions are 5 hours. Do not enter the space before your allotted time. Be completely vacated and reset before your time is done. **See Band Share Protocol Sheet.**
11. Band shares should be reset by one of our technicians before your session. If anything is out of place or missing, please report it to Perry at: perry@taylor-sound.com.
12. Please put the space back the way you found it before you leave. Take all of your gear and any garbage with you.
13. Occasionally, you may be asked to rehearse in a different room. Taylor Sound reserves the right to move you to another room in case Taylor Sound requires your normal room for a video or a national touring band. Taylor Sound will make sure you have a room in which to practice otherwise or you will be compensated \$75. Taylor Sound will make every attempt to give you ample notice about any changes in location or schedule.
14. **Thermostat: Please use the arrow up or down buttons to set the thermostat to your desired temp. Do not press "HOLD". This way when the next cycle comes around it will reset to it's normal settings and you don't have to worry about it when you leave. Leave system on Cool or Heat depending on season. Leave Fan on AUTO. You may be charged a fee for leaving the heat or AC on hold.**
15. No smoking inside.
15. Lock door of studio space. Return key and key card to blue lock box in entry.

Fees:

	Last Month's Rent	\$ _____
	First Month's Rent	\$ _____
Pro-Rated First Month's Rent Starting Month _____ Day _____		\$ _____
1 Set of Keys (1 Key Card, 1 Key)		\$ _____ 40
	Total:	\$ _____

Signed _____ Date _____
T. Perry Bowers, Taylor Arts, LLC, President

Signed _____ Date _____
Print Name _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email _____
Pass Card # _____
Tenant