



STUDIO DESCRIPTION AND TERMS

STUDIO SPECIFICATIONS

4000 sq. foot Facility

42'x 55' stage

42 continuous feet of large radius hard cyclorama

21 feet to grid

400 amps AC power

Roll up loading door – 12 ft. wide x 12 ft. 7" high

Scissor lift**

Prep Kitchen***

Stage Manager***

Production Offices

Green Room

Film Loading Room

Fax Machine

Free Un-Metered Parking

**Additional charges may apply

***Coming soon

STUDIO RATES

Studio Rental rates are based on a 10 hour day, Monday through Friday, 8:30 am to 6:30 pm. Overtime rates apply to all other related times.

Build or Strike Day	\$600.00
Shoot or Pre-light Day	\$850.00
Power	\$75/day
Overtime Rate	\$125/hour
Weekend Differential	\$150/day

Painting (labor & materials) bill as used

TELEPHONES

All (415), (650) and (510) area calls are considered local calls and are included in the stage rate. Calls to all other area codes are considered long distance and will be billed accordingly.

MISCELLANEOUS CHARGES

Scissor Lift	\$95.00 per day
Studio Faxes: Send/Receive	\$1.00 per page
Garbage Removal*	\$60.00 per pick-up

*Daily rentals: subject to Stage Manager discretion, required on all shoots of three (3) days or more.

PAINTING COSTS

Studio Cyc rents "Video White" for all rentals. Clients needing a clean white floor will be billed as defined below.

Painting charges are billed on a per coat basis for paint materials and labor. In addition, clients requesting a special cyc and/or floor color will be responsible for all painting costs associated with the paint to the desired color as well as the paint costs associated with returning the studio to its original color/condition.

Stage White Paint	\$25.00 per gallon
Paint Labor*	0.15 per square foot
Special Order Paints	Studio Cost + 25%

*Most colors may need two coats for proper coverage. Minimum labor charge is \$50.00



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CLEAN-UP CHARGES

Clients must return the stage and client areas back to the same condition as found at the beginning of the rental. Subject to Stage Manager discretion, the client will be billed an additional \$45.00 per hour for any cleaning/repair work deemed necessary and performed by the Studio staff to return the stage facility to satisfactory condition.

SUB-RENTALS

With Studio approval, any equipment not available from our inventory can be brought into the facility directly by the client.

As a service, and at Client's request, Studio will sub-rent equipment for a given rental date with rentals billed at cost plus 25%.

RENTAL POLICY

Studio 1550 is a production rental studio. Studio is not certified as a sound stage****.

Clients renting from Studio 1550 (Studio), hereby rent the production studio, equipment and services described and acknowledge the receipt of said studio equipment in satisfactory condition and working order. Whereas rental clients, at times, may require the sub-rental of additional equipment to facilitate their production needs, Studio hereby requires that no outside lighting and/or grip equipment be brought into Studio without the prior consent of Studio 1550.

Notwithstanding the above, rental clients agree to indemnify and hold harmless Studio 1550 and its offices and employees from any and all claims, suits, damages and liabilities, including Workers' Compensation claims, resulting directly or indirectly from a cause of occurrence in, upon, at or from the use of the rented facility and equipment herein, including but not limited to such damage or injury which may be caused by the negligence of Studio.

Normal business days and times are Monday through Friday, 8:30 am to 6:30 pm. The minimum rental period for the studio is one ten-hour day. Overtime rates apply for all times in excess of ten hours. Weekend shoots are at additional cost.

STUDIO 1550 MAKES NO WARRANTY, EXPRESS, IMPLIED, ORAL, WRITTEN, OR OTHERWISE REGARDING THE MERCHANTABILITY, FITNESS, OPERATION OR USE OF THE STUDIO AND ITS EQUIPMENT FOR ANY PARTICULAR PURPOSE.

**** With appropriate placement of curtains the studio may be configured to improve the sound qualities of the stage but studio management neither implies nor guarantees that such measures will soundproof the studio.

TERMS AND CONDITIONS

Clients are required to pay on a C.O.D. basis: a fifty percent (50%) deposit is due upon booking of the Studio with the remaining balance payable upon completion of the rental period.

Studio 1550 reserves the right to change any and all prices without notice.

Studio 1550 reserves the right to collect all applicable taxes where required.

INSURANCE

Clients are required to furnish Studio 1550 with a Certificate of Insurance listing Robert Fujioka Studios, Inc. as "additional insured", with respect to General Liability (\$1,000,000) and "loss payee" with respect to Equipment/Facility Loss and Damage (\$500,000). Certificates are due concurrently with the booking of the Studio.



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Hold Days: A non-exclusive right of first refusal to clients for any available date. Holds will be taken on a first come first served basis.

Bookings: Confirmed rental date(s) where a client is guaranteed their desired date. Bookings are valid and guaranteed upon receipt of an authorized purchase order, deposit, or written confirmation on company letterhead.

Cancellations: Clients who cancel confirmed bookings will be subject to the following penalties and will be billed as follows:

Three (3) days notice to rental date:
50% of all days booked.

Two (2) days or less notice to rental date:
100% of all days booked.

CLIENT CLEAN-UP RESPONSIBILITIES

The rental customer is responsible for taking all measures necessary to return the rental studio and support areas back to the condition as it was found at the start of the rental period. In addition, all props, sets, furniture, and the like must be removed at strike.

Furthermore if Studio is left in an unsatisfactory condition, an additional \$50.00/hour labor charge will be billed to the client for any cleaning and/or repairs necessary to bring rental client to compliance with this agreement.

TERMINATION

Studio and its staff reserves the right to terminate at any time any rental that is deemed to be operating in an unsafe manner or in violation of any Federal, State and/or Municipal laws.

CONCLUSION

California Law shall govern any dispute arising from this rental agreement. If any action or proceeding arising out of or relating to this rental policy, including an action for declaratory relief, is commenced by either party to this rental policy, then as between Studio and Rental Clients the prevailing party shall be entitled to recover from the other party, in addition to any other costs and relief that may be granted, the reasonable attorneys fees incurred in the action or proceeding by the prevailing party. Such recovery shall include court costs and attorneys fees on appeal.

The undersigned is authorized to execute this agreement and represents that rental clients is both fiscally sound and responsible, and is able to meet the terms of this agreement. Unless otherwise noted here, both parties agree that his agreement shall be valid and in effect for a period of one year from the date so noted below.