

OTIS

Location Rental Agreement

NAME: _____

NAME: Claude Nica
Chief Facilities & Operations Officer

OTIS COLLEGE OF ART AND DESIGN
9045 Lincoln Boulevard
Los Angeles CA 90045
(310) 665-6870

This agreement is made this ____ day of _____, 2014, between Otis College of Art and Design, hereinafter called "Owner" and:

Company: _____

Address: _____

City, State, Zip: _____

Hereinafter called "Company."

Owner of said premises is fully authorized to enter into this agreement and has the right to grant Company the use of said premises, and each and all of the rights herein granted. If the Company is a corporation, trust, general or limited partnership, the individual executing this Location Rental Agreement represents and warrants that he/she is duly authorized to execute this Location Rental Agreement on behalf of said entity.

The Owner grants permission to Company and its employees, agents, contractors, suppliers, successors and assigns (Company) to enter upon and use the outside area of the campus and the rooftop of the parking structure, located at Otis College of Art, 9045 Lincoln Boulevard, Los Angeles, CA 90045 for the purposes of a _____, between the hours of _____ and _____, on _____, 2014, with a crew of _____.

The Company agrees to prevent damage to the property, and will indemnify the Owner and all other parties lawfully in possession of the property, and hold each of them harmless from any and all claims and demands of any legal entity, person, or persons arising out of, or based upon, personal injuries, death or property damage suffered by such person or persons resulting from any act of the Company during the term of this agreement, and/or in connection with this project. The Company agrees to pay Owner on demand for any damages of any kind or nature which occur during or as a result of Company's use of the premises.

All rights of every kind in and to all photographs, film and recordings made on the Property shall be and remain vested in the Company, including, without limitation, the right to use and sell all such photographs, film and recordings in subsequent productions of any kind. Neither Owner nor any tenant or any other party having an interest in the Property shall have any claim or action against the Company or any other party arising out of use of the photographs, film, and/or recordings.

In full consideration for all the rights granted the Company under this agreement, Owner will be paid at a rate of \$ _____, for the use of that portion of the Owner's property specifically defined above, for the date of _____.

The Company shall maintain in full force and effect, at its own expense, during the period of this agreement, a comprehensive policy of liability and property damage insurance of at least two million dollars (\$2,000,000.00) covering the general liability and two million dollars (\$2,000,000.00) covering property damage. Said policy shall insure, protect and name Owner, Otis College of Art and Design, its officers, employees and Trustees, and Company as additional insured against all claims, liabilities, and/or litigations arising out of or connected with the Company's use of the premises. The Company shall provide Owner with proof of said insurance prior to its use of the premises. The Company shall have in effect coverage for its company employees against worker's compensation claims in an amount required by law.

The Company shall provide and pay for any security personnel that it deems necessary.

This is the entire contract. No other authorization is necessary to enable the Company to use the property for the purposes contemplated.

ACCEPTED:

Otis College of Art and Design

BY: _____

BY: _____

Claude Nica

TITLE: _____

TITLE: Chief Facilities & Operations Officer

DATE: _____

DATE: _____