

Studio Rental

| FACILITY | DURATION | RATE |
|--|-------------------------|--------------|
| <p>Studio A (32' x 50' sq ft)</p> <p>Private lobby entrance, 16' ceilings with grid, fully equipped green room with kitchenette, restroom with shower, 14' garage door, two hard corner cycloramas, Wi-Fi.</p> <p>*Studio rate is as-painted for previous project. Painting for client requirements will be billed at \$75 per hour plus materials.</p> | 8-Hours: Weekday | \$600 |
| | 4-Hours: Weekday | \$400 |
| | Per Hour: Weekday | \$125 |
| | 8-Hours: Night/Weekend | \$700 |
| | 4-Hours: Night/Weekend | \$500 |
| | Per Hour: Night/Weekend | \$150 |
| <p>Studio B (17' x 27' sq ft)</p> <p>Private lobby entrance, 16' ceilings, endless table, Wi-Fi.</p> <p>*Studio rate is as-painted for previous project. Painting for client requirements will be billed at \$75 per hour plus materials.</p> | 8-Hours: Weekday | \$400 |
| | 4-Hours: Weekday | \$300 |
| | Per Hour: Weekday | \$75 |
| | 8-Hours: Night/Weekend | \$500 |
| | 4-Hours: Night/Weekend | \$400 |
| | Per Hour: Night/Weekend | \$100 |

*All fees are subject to tax, if applicable. Rates are subject to change. All price quotations valid for 30-days.

Equipment Rentals

| EQUIPMENT | DURATION | RATE |
|--|------------------|-------------------------------|
| Blackmagic Ursa Mini 4.6K Pro Power: AC power supply, 2 batteries E-Image Tripod and Head, Ursa EVF Lenses: Rokinson Cine (24, 35, 50, 85) Media: (2) 256GB CF2.0 cards | Daily 4-Hours | \$700 \$400 |
| w/audio pkg, LED lighting pkg & 17" HD monitor Zoom F6 field unit with Rode NTG-3, boom arm (2) Medium, (2) Large and (1) Small LED light 17" HD monitor on stand | Daily 4-Hours | \$1100 \$800 |
| | | |
| Panasonic DVX-200 Power: 1 Extended life battery; Tripod Media: (SD cards) Not Included | Daily 4-Hours | \$600 \$300 |
| w/audio pkg, LED lighting pkg & 17" HD monitor Zoom F6 field unit with Rode NTG-3, boom arm 2-Medium, 2-Large and 1-Small LED light 17" HD monitor on stand | Daily 4-Hours | \$1000 \$700 |
| | | |
| Canon C100 Mark II Power: (2) Batteries; Tripod Lens: Canon 25-105mm EF Media: (SD cards) Not Included | Daily | \$150 |
| w/ Cine Lens Package Rokinson Cine Lenses (24, 35,50, 85) | Daily | \$300 |
| w/audio pkg, LED lighting pkg & 17" HD monitor Zoom F6 field unit with Rode NTG-3, boom arm 2-Medium, 2-Large and 1-Small LED light 17" HD monitor on stand | Daily | \$700 |

*All fees are subject to tax, if applicable. Rates are subject to change. All price quotations valid for 30-days.

Rental Agreement

TERMS & CONDITIONS

By engaging to rent, you (the "Renter") hereby state that you have read, fully understand and agree to be bound by the following terms and conditions.

LIMIT OF LIABILITY

Empire Creative Studios (Empire Advertising & Design, LLC) rents its facility, including limited equipment and props, to its customers with the understanding that in no event shall Empire Advertising & Design, LLC be held liable for direct, indirect, incidental, or consequential damage due to the use of this facility or equipment used by its customers. Hence, Empire Advertising & Design, LLC is hereby waived and held harmless from any incidents or accidents which may occur to or by persons either renting or associated with the renting of the studio facilities or equipment located at 1145 Butler Road, League City, Texas 77573 on the dates noted, or any additional dates added later.

USE OF PREMISES & EQUIPMENT

The premises are to be used for photography, videography or similar, with the exception of those activities that require, but are not limited to, the use of specialized ventilation, chemicals or flammable props. Studio is used only for legal business activities. Empire Advertising & Design, LLC shall have the right to inspect the equipment and/or studio at any time during the rental term. Renter shall make any and all arrangements necessary to permit an employee of Empire Advertising & Design, LLC access to the equipment and/or studio. There is absolutely **NO SMOKING** in the studio or on the building premises. Company is not liable for acts out of its control that affect the shoot, such as power outages, weather or emergencies. In such cases, Empire Advertising & Design, LLC will refund a prorated portion of Renter's payment.

DAMAGE OR LOSS

Renter acknowledges receiving the studio and/or equipment in good condition. Renter agrees to return the studio space and/or equipment in the same good condition. If the studio and/or equipment is damaged while in Renter's possession, Renter agrees to pay for the full cost of repair, up to the current value of the building repair or cost to replace the equipment. If equipment is lost while in the Renter's possession, the Renter will pay owner its current value. If the studio is not left in the condition it was found, a \$150 cleaning fee will be assessed.

PAYMENT

Payment options are as follows: A deposit of 50% of the rental fee (min. \$125) is required to secure the reservation. The balance is due on the day of the rental. Preferred payment is by check payable to Empire Creative Marketing. Credit cards (Visa, Mastercards, Discover and American Express) are also accepted. A penalty for late payment will be assessed as follows: 1.5% of unpaid balance per month overdue. If collection becomes necessary, Client is responsible for collection and attorney fees.

DELIVERY

All delivery, set-up, travel and pick-up charges for equipment, videotape, and other materials are billed as additional expenses to the client.

CANCELLATION

Cancellations 48 to 24 hours of scheduled start are charged 50% of rate card for entire time booked and 100% of any out-of-pocket expenses incurred by Empire Creative Marketing. Cancellations within 24 hours of scheduled start are charged 100% of the reserved time, plus equipment and/or personnel services.

EQUIPMENT OPERATORS & PERSONNEL

Empire Advertising & Design, LLC can recommend equipment operators and studio personnel, but makes no representation as to an operator's ability and accepts no liability for an operator's or personnel's actions, whether they are paid directly or through Empire Advertising & Design, LLC. Renter agrees to indemnify and hold Empire Advertising & Design, LLC harmless for any action of an operator or personnel and further agrees to indemnify Empire Advertising & Design, LLC from any claim, suit, liability, damages or expense which results from an operator's or personnel's actions or performance.

Rental Agreement

TERMS & CONDITIONS

OVERTIME

Overtime for personnel is charged after 10 hours at 1.5 times the normal hourly rate for hours 11 and 12. After 12 hours, personnel is charged at 2 times the normal hourly rate.

EQUIPMENT RENTALS

Rental prices are quoted based on a 24-hour period from the time the equipment leaves the premises of Empire Creative Studios until it is returned. Early pick-up can be arranged. Weekly and monthly rates are available upon request. Applicable state and local taxes are in addition to prices for rental, purchase, and other taxable items. Equipment is not to be taken outside of the United States without the written consent of Empire Advertising & Design, LLC. Rental rates do not include delivery.

EQUIPMENT LIABILITY

Renter agrees Empire Advertising & Design, LLC makes no express or implied warranty with respect to the equipment, including without limitation, warranty and merchantability or fitness for any purpose. Empire Advertising & Design, LLC's obligation to Renter shall be limited to the repair or substitution of equipment which when delivered was defective. Renter agrees that his shall be its sole and exclusive remedy against Empire Advertising & Design, LLC. Equipment problems must be reported immediately to Empire Advertising & Design, LLC. Validity of all reported claims will be determined by Empire Advertising & Design, LLC. No adjustments will be made for problems reported after termination of rental. Empire Advertising & Design, LLC shall not be liable to Renter for, and Renter shall indemnify and hold Empire Advertising & Design, LLC harmless from all liability, claim, suit, or expense of any kind asserted against Empire Advertising & Design, LLC arising from claims of the inadequacy, operation, use, or performance of the equipment, any interruption of loss of service or business, or any other consequential damages, whether or not resulting from any of the foregoing.

Under no circumstance is Empire Advertising & Design, LLC responsible for more than replacement value of unrecorded film, videotape stock, or any other blank media.

INSURANCE

Renter agrees to have a Certificate of Insurance on file with Empire Advertising & Design, LLC when renting equipment. The certificate must be in a sufficient amount to cover replacement/repair of the items rented, including the daily rental rate during replacement or repair, and name Empire Advertising & Design, LLC as loss payee. The certificate must cover equipment the total time the equipment is rented including its shipment by common carrier if applicable. The value of the equipment shall be the current manufacturer's list price at the time of loss plus shipping and taxes. In lieu of a Certificate of Insurance, Renter will be charged a fee totaling 10% of the rental amount. In this situation the Renter will be held responsible for up to \$2500 of the loss or damage to cover insurance deductibles.

INTERNATIONAL PRODUCTION AND TRAVEL

Rates for international productions and domestic productions that require travel are calculated on a per project basis.

MARKETING

Empire Advertising & Design, LLC shall reserve the right to use the client's name for the purpose of advertising in print or digital media, without notice or compensation, unless otherwise notified in writing by client.

DEFAULT

Upon Renter's default or breach of any provisions of this contract, Empire Advertising & Design, LLC shall have, in addition to all legal remedies available, the right to take possession of any or all items of equipment, wherever it is located, without demand, notice, court order, or the process of law and Renter waives all damages occasioned by said taking. Further, Broadcast Rentals shall have the right to terminate this agreement in whole or in part. Should Empire Advertising & Design, LLC take any action to collect any monies due, Empire Advertising & Design, LLC shall be entitled to attorney's fees and costs and interest at 18% per annum from the date the monies are first due. Should any dispute arise between the parties, the dispute shall be resolved based upon Texas law and be under the jurisdiction of the Texas courts.

Rental Agreement

Type of Rental (Studio/Equipment)

Rental Date(s)

Description

Rate

Description

Rate

Description

Rate

Insurance: Certificate Provided Purchased

Rate

Total

CLIENT APPROVAL & CONTACT INFORMATION

I have read and accept the above Terms & Conditions.

Signature

Date

Print Name

Title

Company

Street Address

City

State

Zip

Company Representative

Phone Number

Email