



Indie Artist Rental

Agreement Made on _____

BETWEEN

BYGONE THEATRE

a registered charity with offices at 379 Adelaide St. W., 4th floor, Toronto, ON
(**"Bygone"**)

And

(NAME) _____

An _____ at _____
(the **"Renter"**)

Bygone is leasing the premises referred to as The Bridge, located at 379 Adelaide St. W., Suite 400, 4th Floor, Toronto, ON (the **"Premises"**). Bygone and the Renter have agreed to enter into a rental contract for a portion of the Premises as stipulated in the body of this contract.

1. **Grant of Rental.** Bygone hereby rents to the Renter the BOARD ROOM/REHEARSAL ROOM at 379 Adelaide St. W., 4th floor and only grants the renter access to that room, and to the washrooms on that floor. It does not include use of the Flex Space, the front reception, or any other common areas, unless expressly permitted by Bygone.
2. **Term and Possession.** The Renter shall have access to the Premises during the times set out in the Request Form, and the Premises shall not be used for any purpose other than those agreed upon in the Request Form.
 - a. The Renter shall not do or permit to be done on the Premises anything which may:
 - i. Constitute a nuisance;
 - ii. Cause damage to the Premises;
 - iii. Cause injury or annoyance to occupants of neighbouring premises;
 - iv. Make void or voidable any insurance upon the Premises; or
 - v. Constitute a breach of any by-law, statute, order or regulation of any municipal, provincial, or other competent authority relating to the Premises.



3. **Repair and Maintenance.** The Renter shall keep the Premises in good condition and shall provide to Bygone notice of any damage that occurs during the Term. The Renter shall not make any alterations or additions to the Premises. On weekends, the Renter shall not dispose of any garbage other than paper in the inside garbage cans.
4. **Insurance.** During the Term of this Agreement Bygone shall maintain insurance for the Premises.
 - a. The Renter shall keep Bygone indemnified against all claims and demands whatsoever by any person, whether in respect of damage to person or property, arising out of or occasioned by the maintenance, use, or occupancy of the Premises or the subletting or assignment of same or any part thereof. And the Renter further covenants to indemnify the Bygone with respect to any encumbrance on or damage to the Premises occasioned by or arising from the act, default, or negligence of the Renter, his officers, agents, servants, employees, contractors, customers, invitees, or licensees and the Renter agrees that the foregoing indemnity shall survive the termination of this Agreement notwithstanding any provisions of this Agreement to the contrary.
 - b. The Renter shall carry public liability and property damage insurance in which policy Bygone and the Landlord shall be a named insured and the policy shall include a cross-liability endorsement; **OR** be responsible for any damage done to the property that would otherwise be covered by insurance. The Renter shall provide Bygone with a copy of the above policies, if applicable.
5. **Rules and Regulations.** The Renter agrees on behalf of themselves and all persons entering the Premises with the Renter's authority or permission to abide by such rules and regulations that form part of this Agreement and such reasonable rules and regulations that the Bygone may make from time to time hereafter.

BYGONE THEATRE _____

I am duly assigned to sign on behalf of the corporation

(SIGNATURE)_____