

Date: _____

Move in Date: _____

T.K. PRODUCTIONS
Lockout Studio Service

WLA-NH 310-876-9666 / OC 714-680-3036 / Vegas 702-303-4094 / Office 310-445-1151

www.tkprod.net

A) The tenant(s) _____ agrees to pay \$ _____ per month for said studio # _____ on the first (1st) day of every month, with a grace period of five (5) days; to be paid by the fifth (5th) of each month. As of the sixth (6th) day of the said month, a \$20. late charge will be added to the monthly rent. A \$5. charge will also be added for everyday of delinquent rent past the sixth (6th) day of the said month. If rent has not been paid by the 15th of any given month, T.K. Productions has the right to remove all property from said studio & place into storage until all monies owed have been paid, including late charges plus a \$30. moving fee. If the lease has expired, a \$5. per day fee will be charged for storage plus the \$30. moving charge. If all monies owed have still not been paid after a 90 day period, T.K. Productions has the right to sell said property to recoup all collective rent & fees.

B) Said studio must be paid for by check or money order (**NO CASH**), written out to: "**T. K. Productions, LLC**" and please put your room # on the memo line to insure credit to your room. If the check bounces expect to pay all bank and late charges that have acquired during that period of time. **Mailing address: 1939 Pontius Av., Los Angeles, CA 90025**

C) Said studio must be used for music rehearsal **ONLY. NO LIVE INS, NO PETS, NO PARTIES!** This is a rehearsal studio, not an apartment, not a club. Lets keep the atmosphere **PRO & CLEAN.**

D) Always keep exterior doors (outside doors) closed and locked at **ALL** times. If your band members do not have keys, get them keys. If you are waiting to meet someone, wait for him or her at the front door. **DO NOT** leave the outside door wide open & go back to your studio. The security of everyone's equipment & safety relies on this premise.

E) Absolutely no writing, painting or stickers on the outside (hallway side) of your studio door. If your door needs repainted due to the last sentence, you will be charged with the repair. Painting or renovating inside the said studio may be acceptable with prior written notice. Please use common sense regarding safety when constructing shelves, drum platforms, etc.

F) If you need your studio locks changed for whatever reason, contact us & we will change the locks for you. This service will cost you \$25. Do not put your own locks on under any circumstances. If we need to remove **your** unauthorized locks, you will be charged for the locksmith service plus the additional \$25. service charge.

G) T.K. Productions is not liable for any and all activities within said studio and reserves the right to terminate lease at anytime without notice. Any damage caused by tenant and / or company of the tenant to the building, is sole financial responsibility of the tenant.

H) Theft: In case your room is broken into & your property is stolen, T.K. Productions is in no way liable regardless the circumstances. We do not carry insurance for your equipment / property. If this is a concern of yours, we suggest you buy your own insurance to cover your gear / property in case of theft.

I) In case of fire, flood, rain, earthquake, or any unforeseen "act of God" (this includes broken plumbing, over flowing toilets, a leaking roof, etc.) that may cause damage to your property, T.K. Productions is in no way liable regardless the circumstances. We do not carry insurance for your equipment / property. If this is a concern of yours, we suggest you buy your own insurance to cover your gear / property in case of foreseen or unforeseen damage under the above circumstances.

J) T.K. Productions provides you the studio as is. We do not supply carpet, sound proofing, paint, etc. If the existing carpet or fixtures are damaged for whatever reason (flooding, etc.), we will not replace. Do not expect free rental time due to a leaking roof, leaking walls, broken plumbing or broken air conditioning units. Call our office & we will handle the problem as soon as possible. Sometime leaks, plumbing & air conditioning units can not be fixed the first time around, please be patient.

K) This lease is a month-to-month agreement. Tenant must give a four (4) week notice in writing, **within the first five days of the month**, prior to moving out or will be held financially responsible for any money lost by T.K. Productions during that period of time, within said studio. **WARNING:** If tenant does not make good on any money owed, the debt will be reported to the current credit rating agencies.

L) Security deposit: In no way is your security deposit to be used toward your last months rent. If you cannot pay your last months rent in full, you must move out by the first (1st) day of that month & you will lose your security deposit. If everything is paid up, proper written notice was given, the room has been cleaned; there is no damage to said studio, the keys are returned upon your move out & you have moved out by the last day of your last month, your security deposit will be returned in full within a three (3) week period. Any past late fees owed during the **full term of your lease** will be deducted from your security deposit. If your keys are not returned **by 12:00 midnight on the final day of your lease**, you will be charged a \$35. key replacement fee. Do not leave furniture, equipment or fixtures behind, a \$60. fee will be charged for the removal of couches, tables, cabinets, etc.

Tenant #1: (signature) _____ Date: _____

Address: (print) _____ ID # _____

Phone #'s: _____ Social Security # _____

Tenant #2: (signature) _____ Date: _____

Address: (print) _____ ID # _____

Phone #'s: _____ Social Security # _____

\$ _____ Security Deposit Received

2136 Cotner Av. & 3311 Meade Av. are NON-SMOKING buildings,
My party & I will not smoke inside the premises.... _____