

## PRIVATE MOVIE THEATER RENTAL AGREEMENT

This Rental Agreement (“Agreement”) is entered into on [Date], by and between:

### **Lessor / Facility Owner:**

Original Public Theater

42 Melrose Street, Brooklyn, NY

[551-332-3277] | [OriginalPublicInc@gmail.com]

(“Lessor” or “Owner”)

### **Lessee / Renter:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

(“Lessee” or “Renter”)

### **1. Description of Premises**

The Lessor agrees to rent the private movie theater facility located at [Full Address of the Theater], New York (the “Premises”), which includes:

- Screening room with projection and audio equipment (detailed equipment list available on the Lessor’s website at [website URL])
- Unisex bathroom
- Two (2) refrigerators and one (1) freezer
- Slop sink
- Wi-Fi access
- Art gallery and lounge area (accessible only to staff and authorized clients/guests during the rental period)

### **2. Rental Period**

Date(s): \_\_\_\_\_

Start Time: \_\_\_\_\_ AM/PM

End Time: \_\_\_\_\_ AM/PM

Estimated Number of Guests: \_\_\_\_\_

The Premises shall be used solely for a private movie screening/event and related lounge activities. Access is strictly limited to the Rental Period. Lessee must vacate the Premises (and remove all belongings) by the End Time.

### 3. Fees and Payment

- Base Rental Rate: \$100 per hour (as quoted and agreed upon booking)
- Thursday through Saturday Bookings: Subject to a 15% surcharge on the base rate
- Events extending past 11:00 PM: Additional fee of \$50 per hour (or portion thereof) for any time after 11:00 PM
- Cleaning Fee: A mandatory cleaning fee of \$100 will be charged if food or beverages are brought in/consumed (even if minimal mess occurs). Additional cleaning or damage fees may apply if the Premises are left in unsatisfactory condition.
- Other Fees: Any additional equipment brought by Lessee is at Lessee's sole expense. Advertising fees, discounts, or other charges are as stated on the Lessor's website at [website URL].

Total Estimated Charges: \$\_\_\_\_\_ (subject to final calculation)

Deposit: \$\_\_\_\_\_ (due upon signing; [refundable/non-refundable as per policy])

Balance Due: [Date / upon arrival / etc.]

Payment Method: \_\_\_\_\_

### 4. Rules and Restrictions

Lessee agrees to comply with, and ensure all guests comply with, the following rules:

- **No pets** of any kind are permitted on the Premises.
- **No minors** (under 18 years of age) are permitted unless accompanied by a parent or legal guardian and with prior written approval from Lessor.
- **No intoxicated or belligerent guests** are allowed. Lessor reserves the right to refuse entry or remove any person exhibiting intoxication, disruptive, aggressive, or belligerent behavior without refund.

- **No outside alcohol** is permitted. Any alcohol must be provided/arranged through Lessor (if applicable) or not consumed on site.
- Food and non-alcoholic beverages are permitted, subject to the mandatory cleaning fee.
- No smoking, vaping, illegal substances, or open flames of any kind.
- Lessee and guests must respect the Premises, equipment, art gallery, and all furnishings. No alterations, taping, or damage to walls/equipment.
- Maximum occupancy is [insert number, e.g., as per fire code/website].
- Use of the Premises is for private, non-commercial events only unless otherwise agreed in writing.

## **5. Equipment and Additional Items**

The equipment provided is as listed on the Lessor's website at [website URL]. Lessee may bring additional equipment at their own expense, risk, and liability. Lessor is not responsible for damage, loss, or compatibility issues with any Lessee-provided items.

## **6. Liability and Indemnification**

Lessee assumes full responsibility for the conduct of all guests and for any damage, loss, or injury occurring during the Rental Period. Lessee agrees to indemnify, defend, and hold harmless the Lessor from any claims, damages, or liabilities arising from Lessee's use of the Premises, including but not limited to personal injury, property damage, or violation of these rules. Lessee is encouraged to obtain appropriate event insurance.

## **7. Cancellation and Termination**

[Insert your cancellation policy, e.g.: Deposits are non-refundable after [X] days before event. Full refund if canceled more than [X] days in advance, etc.]

Lessor may terminate this Agreement immediately and without refund if Lessee or guests violate any rules.

## **8. Governing Law**

This Agreement shall be governed by the laws of the State of New York.

## **9. Entire Agreement**

This Agreement, along with terms stated on the Lessor's website at [website URL], constitutes the entire agreement between the parties.

**Signatures**

Lessor: \_\_\_\_\_ Date: \_\_\_\_\_

Lessee: \_\_\_\_\_ Date: \_\_\_\_\_