



RENTAL AGREEMENT

1. RENTAL TERMS

The "Company" is Studio Lantern and the "Premises" is the structure located at 556 Clark Drive, Vancouver, BC V5L 3H7 and the fixtures thereon. By booking a time through the Company's website, you ("You", "Your", the "Renter") agree to these terms and conditions (the "Terms").

2. SUPPLY OF THE PREMISES AND EQUIPMENT

The Company agrees to supply the Premises and the equipment listed under Appendix "A" as "Included Equipment" (hereafter, the "Equipment") to the Renter on the dates and times reserved, subject to the terms of this Agreement.

3. SUPPLY OF ADDITIONAL EQUIPMENT AND GENERAL REPRESENTATION

In addition its supply of the Premises and Equipment, where requested by the Renter, the Company may supply the equipment listed under Appendix "A" as "Additional Equipment" (hereafter, the "Additional Equipment") at an additional cost.

The Company agrees to provide both the Equipment and Additional Equipment in good working condition, but makes no representations or warranties as to the Equipment or the Additional Equipment's suitability for the Renter's purposes or its freedom from malfunction or failure, and the Renter agrees to notify Company immediately of any malfunction, failure, damage or related issue with the same.

4. EACH BOOKING SUBJECT TO THESE TERMS

Each consecutive block of hours booked by the Renter and, where applicable, any overtime incurred under section 7, will constitute a "Booking" and will be subject to these Terms.

5. CANCELLATION

Over 21 days' notice:

A Booking that is cancelled more than 21 days prior to the time of the Booking will incur no charges and all payments will be refunded in full.

Under 21 days' notice:

A Booking cancelled fewer than 21 days prior to the time of the Booking but no fewer than 48 hours prior to the time of the Booking will be refunded 50% of the rental fee.

Under 48 hours' notice:

No refunds will be given for any cancellation made fewer than 48 hours prior to the time of the Booking.

6. TERMINATION BY THE COMPANY

The Company may cancel a Booking for any reason by providing twenty-four (24) hours' notice to the Renter and the Renter will be given a refund in full.

The Company may cancel a Booking immediately and without notice to the Renter where the Company observes or otherwise becomes aware of dangerous, harmful, illegal, or negligent practices occurring on or about the Premises or involving the Equipment or Additional Equipment, and the Company may immediately halt any activities on or about the Premises and require the Renter and all persons on or about the Premises to immediately vacate the Premises and the Company will not be liable for any loss or damage arising out of the same and the Renter will not be entitled to any refund of fees paid.

7. LENGTH OF USE

Rental periods are pre-arranged at the time of reservation. The Renter's rental time begins promptly at the prescribed starting time and ends promptly at the prescribed ending time. Rental time includes setup and tear down so please consider that while making a reservation. No drop-off or pick-up of equipment, props, or other materials will be permitted prior-to or subsequent-to each Booking unless otherwise agreed in advance.

Where the Renter exceeds its allotted time by fifteen (15) minutes or more, the Renter will be charged an overtime fee of \$75 per hour or part thereof.

No refunds will be given for unused rental time.

8. PAYMENT OF FEES

All rental fees, including a damage deposit in the amount of \$500.00, as well any amount owing for Additional Equipment requested by the Renter (Collectively, the "Fees"), must be paid to the Company prior to the Renter's receipt of the Premises. Where the Company does not receive the Fees at least twenty-four (24) hours prior to a Booking, the Company may withhold possession of the Premises and the Company will not be liable for any loss or damage arising out of the Company's withholding of the same.

Fees for Additional Equipment used by the Renter during a Booking but not paid for in advance will be invoiced at the end of each Booking and the Renter agrees to pay such fees within seven (7) days of its receipt of any invoice for the same.

9. RULES AND REGULATIONS

The Renter agrees to abide by the studio rules attached as Appendix "B" at all times during each Booking, and the Renter's failure to abide by such rules will warrant the Company's immediate termination of the Renter's Booking under Section 6.

10. CLEANING AND TRASH

The Premises must be cleaned and vacated by the end of each Booking. The Company will dispose of trash collected in the supplied trash cans but the Renter must discard large items, such as props and set pieces. The Renter will be charged a fifty dollar (\$50.00) cleaning fee if the studio is left in a poor condition or is excessively dirty, but such fee will not account for damage to the Premises, Equipment, or Additional Equipment under section 11.

11. DAMAGE

Upon conclusion of each Booking, the Renter will vacate the Premises and leave all the contents therein including, but not limited to, the Equipment and Additional Equipment, in the same condition as when the Renter received possession of the Premises. The Renter's damage deposit will be returned to the Renter

upon the Company's satisfaction that the Premises, Equipment, and Additional Equipment are in substantially the same condition as when received by the Renter. The Renter understands and agrees that spills, excessive wear, marks or stains on furniture, walls, or the makeup station may constitute damage and that the Company may withhold its return of the damage deposit under such circumstances. If the damage to the Premises exceeds amount of damage deposit, the Renter agrees to pay to the Company the Company's reasonable repair and replacement costs.

12. WAIVER OF LIABILITY

In no case will the Company, or its shareholders, officers, directors, employees, partners, associates, affiliates, joint ventures, agents, and representatives, be liable for any death, injury, loss, claim, or any direct, indirect, incidental, punitive, special, or consequential damages of any kind, including, without limitation lost profits, lost revenue, lost savings, loss of data, replacement costs, or any similar damages, whether based in contract, tort (including negligence), strict liability or otherwise, suffered or sustained by the Renter in connection with the Renter's use of the Premises, Equipment, or Additional Equipment provided under this Agreement.

13. INDEMNITY

The Renter will indemnify and save harmless the Company and its officers, directors, agents and employees from all claims, losses or damages, and any associated costs, which relate to or arise directly or indirectly out of any acts or omissions of the Renter in connection with this Agreement; in particular, any claim, loss or damage, and any associated cost, which relates to or arises directly or indirectly from the Renter's invitation or hosting of third-parties on or about the Premises.

14. ARBITRATION

If the parties are unable to resolve any controversy or claim arising under this Agreement, they agree to submit the dispute or claim to binding arbitration subject to the commercial arbitration rules of the British Columbia International Commercial Arbitration Center. The parties further agree that any such controversy or claim will be submitted to one arbitrator selected from the panels of arbitrators of the British Columbia International Commercial Arbitration Center. Each party will be responsible for its share of the arbitration fees in accordance with the applicable Rules of Arbitration. In the event a party fails to proceed with arbitration, unsuccessfully challenges the arbitrator's award, or fails to comply with the arbitrator's award, the other party is entitled to costs of suit, including a reasonable attorney's fee for having to compel arbitration or defend or enforce the award. Notwithstanding the foregoing, either party may refuse to arbitrate when the dispute is for a sum less than \$500.

15. GENERAL

The Renter will comply in all respects with all federal, province, city, or other local laws, regulations and ordinances and all rules and regulations of any governmental authority, in connection with this Agreement. This Agreement incorporates the entire understanding and agreement between the Company and the Renter. Any modifications of this Agreement must be in writing and signed by both parties. Any waiver of a breach or default hereunder will not be deemed a waiver of a subsequent breach or default of either the same provision or any other provision of this Agreement. The laws of the province of British Columbia will govern this Agreement.

16. FORCE MAJEUR

The Company is not liable for acts out of its control that affect the shoot, such as building equipment failures, power outages, inclement weather or other emergencies.

**APPENDIX "A"
LIST OF EQUIPMENT**

INCLUDED EQUIPMENT:

(3) BACKDROP
(2) ROLLING JR. STANDS
C-STAND
(3) LIGHT STANDS
RACK WITH HANGERS
JIFFY STEAMER
TV (WITH CHROMECAST)
APPLEBOXES
2X V-FLATS
LADDERS
WIFI

ADDITIONAL EQUIPMENT:

(2) LIGHT STROBE KIT
(3) LIGHT STROBE KIT
(3) LIGHT FRESNEL KIT
ELINCHROM
SEKONIC
CUSTOM BACKDROP
NIKON (SB-600)
MILLER DS-10 FLUID HEAD TRIPOD
MAFROTTO TRIPOD (WITH BALL HEAD)
48 INCH REFLECTOR

APPENDIX "B" **STUDIO RULES**

- No smoking whatsoever is allowed in the studio. Projects involving smoke must get studio representatives prior consent.
- Music is to be kept at reasonable levels.
- No one will be admitted who is drunk or under the influence of illegal substances.
- No parties of any kind.
- Any liquids, solids, chemical, gas, or any other material that may mark, stain, or otherwise damage the studio are explicitly prohibited unless consent is obtained from a Company representative prior to rental.