

CLARK CENTER FACILITY USE AND SERVICES AGREEMENT – COMMUNITY RENTER

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Please complete this agreement in full and return to:

Cathy Fiorito — Email: cathy@clarkcenter.org, Phone 805-489-4196, FAX 805-489-4287

TICKETING SETUP & WEBSITE PUBLICATION

For ticketed and/or public events, please submit additional Ticketing Setup and Website Details using the forms at the links below. This information may be submitted at the same time as this agreement or at a later date, but at least 60 days prior to the first performance.

- Ticketing Setup Form: <https://clarkcenter.org/ticketing-setup-form>
- Website Details Submission Form: <https://clarkcenter.org/website-details-submission>

RENTER INFORMATION

| | | | |
|--|--|---|-----------|
| ORGANIZATION | | AUTHORIZED REPRESENTATIVE (NAME, TITLE) | |
| ADDRESS | | CITY | STATE ZIP |
| CELL PHONE | EVENING PHONE | DAY PHONE (PUBLIC NUMBER) | |
| E-MAIL | WEBSITE | | |
| TAX ID / SOCIAL SECURITY NUMBER | RENTER TYPE (MARK ONE) ____ Non-Profit Organization* ____ Commercial <small>*please provide copy of 501c3 designation</small> | | |
| SECONDARY CONTACT (Name, Title) | SECONDARY PHONE & EMAIL | | |
| ADDITIONAL AUTHORIZED REPRESENTATIVE(S) <small>Limited to receive Box Office Reporting and/or request Comp Tickets: (Not permitted to make any contractual changes)</small> | | | |

EVENT INFORMATION

| | |
|--|--|
| NAME AND TYPE OF EVENT | |
| TITLE _____ EVENT TYPE _____ | |
| FACILITIES REQUESTED (MARK ALL THAT APPLY): ____ FORBES HALL (Main Stage) ____ STUDIO THEATRE OTHER _____ For Forbes Hall ONLY: Use of the ORCHESTRA PIT requires the removal of seats in Rows AA-CC in the Gold Circle (37 seats) Do you wish to use a live band in the ORCHESTRA PIT? Yes ____ No ____ If YES, indicate the LEVEL at which you would like the pit to be set. Below Ground ____ Ground Level ____ Stage Level ____ (Thrust) | |
| DATES REQUESTED Please note: Sunday rentals will not have access to the building until 1 PM with earliest performance at 3 PM. DATES OF RENTAL (Including Load-In, Rehearsal & Performance) _____ thru _____ PERFORMANCE DATES & TIMES: _____ | |

 RENTER initials

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| | | | | |
|---|-----|----|-------------------------------|--|
| INTERMISSION? | Yes | No | Intermission Length (approx): | Run Time of show: |
| PRE/POST EVENT ACTIVITIES | | | | |
| Are any pre- or post-event activities planned? Yes _____ No _____ | | | | |
| If yes, When (Dates & Times From-To) _____ | | | | |
| Location: _____ Lobby \$80 | | | | *Studio use fee only for renters of Forbes Hall (Main Theater) |
| _____ Salon \$50 | | | | |
| _____ Studio* \$100 | | | | |

| |
|---|
| Total Number of Artists/Performers: _____ Age (range) of Artist(s)/Performer(s) _____ |
| Will Performers sit in Theater? ____ Yes ____ No |
| If yes, number of seats _____ If event is RESERVED, which section? _____ |
| Do you or your Artist(s)/Performer(s) plan to sell merchandise (CD's T-shirts, etc.)? ____ Yes ____ No (if yes, see item 4 on page 5) |
| Does your Artist(s)/Performer(s) require our Hospitality Service? ____ Yes ____ No (if yes, contact Contract Manager for more information) |

PATRON POLICY/INFORMATION

| |
|--|
| Will programs be provided for distribution? ____ Yes ____ No |
| How to handle latecomers? No Late Seating _____ During break _____ when _____ Any time _____ Any time at back only _____ |
| Will Video/Cameras be allowed? ____ Yes ____ No If no, How strict do you want this enforced? ____ Loose ____ Very Strict <small>(Level of enforcement based on past experience, some performers find the enforcement more distracting than the video/photo. Some are performing copyright material, which require strict enforcement. If LOOSE is selected, we will put up signs that say "No Video or Cameras Allowed" but will inform our ushers to enforce as needed without distracting the performance)</small> |

ESTIMATED FEES NOTICE

All fees referenced in this Agreement are subject to change. A fee increase for the 2024-2025 season is anticipated.

RENTAL & FACILITY CONDITIONS AND FEES

1. Facilities Use:

Use of facilities is limited to theater space and related technical support areas as designated by CLARK CENTER.

2. Rental Rates:

All base rental rates are for a 9 hour block of time. Any additional time in the facility over 9 hours will be billed hourly as shown below.

a. FORBES HALL (MAIN STAGE) - Commercial RENTER:

Single Performance: \$1225.00 + \$175.00 per hour over 9 hours.

Additional Performance, same day: \$575.00.

Load-In/Rehearsal days: \$410.00 + \$100 per hour over 9 hours.

b. FORBES HALL (MAIN STAGE) - Non-Profit RENTER (must provide 501c3 designation):

Single Performance: \$655.00 + \$90.00 per hour over 9 hours.

Additional Performance, same day: \$345.00.

Load-In/Rehearsal days: \$300.00 + \$50.00 per hour over 9 hours.

c. STUDIO THEATER (BLACK BOX) – Commercial RENTER:

Single Performance: \$325.00 + \$35.00 per hour over 9 hours.

Additional Performance, same day: \$205.00

Load-In/Rehearsal days: \$170.00 + \$25.00 per hour over 9 hours.

d. STUDIO THEATER (BLACK BOX) – Non-Profit RENTER (must provide 501c3 designation):

Single Performance: \$170.00 + \$25.00 per hour over 9 hours.

Additional Performance, same day: \$125.00

Load-In/Rehearsal days: \$125.00 + \$20.00 per hour over 9 hours.

3. Additional Rental Space:

Additional space is available for RENTER to use for receptions:

a. Gudrun-Grell Salon: \$50.00

b. Lobby: \$80.00

c. Studio Theater (if Forbes Hall, main theater, is rented for EVENT): \$100.00

TECHNICAL PRODUCTION - STAFFING/EQUIPMENT CONDITIONS AND FEES

1. PRODUCTION MEETING:

a. A 60 minute production meeting will be scheduled upon the execution of this contract. This meeting will take place 60-90 days prior to the event. You will be provided with a pre-production worksheet to prepare for this meeting. (Available at <https://clarkcenter.org/rent>)

b. A TECHNICAL PLAN & ESTIMATE FOR THIS CONTRACT WILL BE ESTABLISHED AFTER THIS MEETING.

c. Any additional meeting time will be billed to RENTER at a rate of \$40.00 per hour for the Production Manager. A list of all equipment is available online at <https://clarkcenter.org/rent>.

2. TECHNICAL STAFFING:

a. State of California wage and working condition guidelines will be followed regarding breaks and overtime rates. 4 Hour minimum call for all technical staff

b. A House Manager and Stage Manager are required for all events. A House Manager will be present at all times that patrons occupy the theatre. All other times RENTER is in the building, a Stage Manager will be present.

c. RENTER may request specific technicians, although there is no guarantee. We will do our best to provide specific technicians based on their availability.

- d. RENTER may provide their own technical support staff as approved by CLARK CENTER management. If you are planning to bring in outside Tech/Staff, please contact Contract Manager for the Outside Technician Agreement. RENTER must provide proof of liability insurance / Worker's Comp insurance for these individuals as contractors.
- 3. EQUIPMENT FEES:
 - a. Use of Clark Center sound system is included in the rent of the Theatre.
 - b. Theatrical Lighting System use in Forbes Hall \$175 per day/Studio \$75 per day, with a cap at 4 days within a 7 day period, both rehearsal days and PERFORMANCE days.
 - c. 6'-11" Steinway Grand Piano use fee: \$125.00, \$50 for each consecutive day. Tuning upon discretion of user. Tuning fee: \$150.00. Piano tuning by Clark Center authorized tuners only
 - d. LCD Projector: \$100.00 per day, with a cap at 4 days within a 7 day period, both rehearsal days and PERFORMANCE days.
 - e. Other Items are available, and cost will be estimated after the production meeting.
 - f. Additional fees may be assessed for equipment that is not available at the theater that is required for the production. These fees will be estimated after the production meeting.
- 4. ADDITIONAL FEES:
 - a. An Excessive Clean-Up fee may be assessed after the EVENT
 - b. Miscellaneous – including but not limited to: Tape/Batteries, etc.

FRONT OF HOUSE CONDITIONS AND FEES

- 1. BOX OFFICE
 - a. The CLARK CENTER provides Box Office services to all public events at the Clark Center.
 - b. Box Office will be open during regular business hours throughout the week and 2 hours prior to any PERFORMANCE through intermission. For current hours, see <https://clarkcenter.org/contact-us>.
 - c. Tickets will be held at will call unless otherwise requested by purchaser. Tickets held in will call may be picked up at any time prior to PERFORMANCE.
 - d. CLARK CENTER charges PATRONS one per-order Handling Fee for phone and website sales, and a per-ticket Facility Fee for all sales. For current fee rates, see <https://clarkcenter.org/venue-information>.
 - e. RENTER event will be built for sale in CLARK CENTER ticketing system and also made available on the CLARK CENTER website according to fees listed in TICKET SALES section below
 - f. CLARK CENTER will provide the RENTER a settlement and payment of net ticket sales minus CLARK CENTER fees within ten (10) working days after the final PERFORMANCE. For RENTERS with multiple performances that span several weeks, a mid-run settlement may occur during the following week after the last PERFORMANCE of the week (Monday-Sunday) based on the accrued ticket sales and fees.
 - g. For complimentary tickets, RENTER must provide a list with the patrons' names and number of tickets to be received prior to the first PERFORMANCE. CLARK CENTER will distribute complimentary tickets ONLY to those on this list. Authorized Representatives of RENTER are the ONLY people who may make changes to this list.
 - h. For any changes to the contract that cause additional set up or staff time, RENTER will be charged appropriate fees at the discretion of the CLARK CENTER.

2. TICKET SALES

RENTER must choose ONE of the following TWO ticketing options.

- _____ EVENT will not be ticketed. Tickets will NOT be required for entry, but capacity limits will be monitored and enforced by Front of House staff. RENTER will NOT use an outside vendor to issue tickets.
 - _____ EVENT will be ticketed. RENTER agrees to choose from one of the billable ticketing structures listed below by completing the Ticketing Setup Form at <https://clarkcenter.org/ticketing-setup-form> no later than 60 before first PERFORMANCE.
- A. CLARK CENTER sells ALL tickets using RESERVED SEATING
(All patrons are assigned a specific seating location at purchase)
- i. \$100 per PERFORMANCE for set up for Forbes Hall (based on standard configurations, or additional \$100 for alternate configurations) or \$100 per EVENT for Studio Theatre (based on standard configurations)
 - ii. \$100 per PERFORMANCE for Box Office staffing for the duration of ticket sales. This fee will not exceed \$300 for Studio Theatre RENTERS.
 - iii. \$2.00 per ticket for every comp ticket issued.
- B. CLARK CENTER sells ALL tickets using GENERAL ADMISSION
(Seating is first-come, first-served. Patrons are NOT assigned a specific seating location at purchase)
- i. \$50 per PERFORMANCE for set up for Forbes Hall or \$50 per EVENT for Studio Theatre
 - ii. \$100 per PERFORMANCE for Box Office staffing for the duration of ticket sales. This fee will not exceed \$300 for Studio Theatre RENTERS.
 - iii. \$1.50 per ticket for every comp ticket issued.

For EITHER ticketing structure, RENTER may contact the Box Office to request printed tickets for CONSIGNMENT to the RENTER for sale off-site. CLARK CENTER reserves the right to limit the number of outstanding unsold tickets issued, generally not to exceed 500 for Forbes Hall or 50% capacity for Studio Theatre.

- a. For events with PAID admission: \$1.50 per ticket printed (including comps) for RENTER to sell off-site.
- b. For events with FREE admission: \$0.15 per ticket printed for RENTER to sell off-site.
- c. CONSIGNMENT tickets must be sold off-site. CLARK CENTER assumes no responsibility for tickets or revenue RENTER receives from tickets sold off-site.
- d. Lost or stolen tickets will not be reprinted.

3. FRONT OF HOUSE

- a. RENTER will be required to use the CLARK CENTER trained usher corps for public events.
- b. For Forbes Hall rentals, a fee of \$140.00 per PERFORMANCE covers Usher Captains, Ushers, Ticket Takers and Concessionaires.
- c. For Studio Theatre events, the CLARK CENTER will provide TWO ushers for \$60 per PERFORMANCE. This fee will not exceed \$180 for the course of the EVENT.

4. MERCHANDISE/SOUVENIRS

- a. NON-FOOD/BEVERAGE merchandise items may be sold in the lobby during the EVENT. Sales may be staffed by the RENTER or by CLARK CENTER staff by arrangement with Front of House.
 - i. If the RENTER (and/or artist) staffs the table: RENTER agrees to pay 10% of CD/DVD media sales and 20% of other merchandise sales to the CLARK CENTER. Payment shall be provided by check or cash payment after each PERFORMANCE. RENTER is responsible for submitting sales tax collected to the California State Board of Equalization.
 - ii. If the CLARK CENTER staffs the table: RENTER agrees to pay 15% of CD/DVD media sales and 25% of other merchandise sales to the CLARK CENTER. CLARK CENTER shall collect

sales tax and pay this to the California State Board of Equalization. Payment shall be made by check for the RENTER (and/or artist) portion of the proceeds by CLARK CENTER and mailed to RENTER (and/or artist) within two (2) weeks of the EVENT.

- iii. Non-profit RENTERS are exempt from paying percentage commission to the CLARK CENTER.
- b. RENTER is responsible for informing all hired acts/artists of associated merchandise fees, taxes, and commissions.

5. FOOD & BEVERAGE CONCESSIONS

- a. The CLARK CENTER has exclusive rights for food and beverage concession sales.
- b. RENTERS may not bring in food for sale to patrons.

6. ALCOHOL SERVICES may be included by CLARK CENTER as part of concessions.

____ RENTERS may initial here to OPT-OUT of CLARK CENTER providing alcohol services.

* Please Note: Alcoholic beverages are neither available nor to be consumed at performances, events, or special events whose targeted audience is children, students, and their families.

7. MARKETING

- a. The CLARK CENTER lists all public events taking place at the facility at clarkcenter.org. To provide media and details to be included in the website listing for your event, complete the Website Details Submission Form at <https://clarkcenter.org/website-details-submission>.
- b. RENTER must include official CLARK CENTER Logo on all printed materials. Logo is available in various formats at <https://clarkcenter.org/rent>.

8. HOUSE RULES

- a. CLARK CENTER may retain TEN tickets to each PERFORMANCE for households and trouble seats.
- b. No one will be admitted to the theatre without a ticket, including infants.
- c. No cameras or recording devices are allowed unless RENTER grants permission in writing.
- d. There is no smoking allowed anywhere on the LMUSD campus.
- e. There is no eating or drinking, except bottled water, permitted in the theatre auditorium or stage.
- f. The entrance doors are manned for approximately one hour after curtain to admit late arrivals.
- g. We provide a 20-minute intermission unless instructed otherwise.
- h. The theatre and Lobby will be locked and the lights turned out 20 minutes after Event, unless there are post show activities planned and approved in advanced.
- i. No attachment of any signs to any wood or painted surfaces. All signage must be approved by management.
- j. No bare feet in any workspace. Fully closed shoes required in any and all work areas.
- k. No painting of any type or spray adhesives anywhere but in the paint shop.
- l. Review the Clark Center Rental Policies for a full list of Prohibited Decoration available at <https://clarkcenter.org/rent>.

TERMS OF THE AGREEMENT

1. Definitions – RENTER is the party requesting use of the facility and services and is responsible for all business dealings including payment. CLARK CENTER, a non-profit organization, is the entity that operates and manages the Clark Center for the Performing Arts and is referred to as CLARK CENTER throughout this document. DISTRICT is referring to the Lucia Mar Unified School District, the owner of the Clark Center for the Performing Arts. EVENT refers to the entirety of rental, from Load-In to final performance. PERFORMANCE refers to a single public performance of an EVENT.
2. Insurance- RENTER is required to maintain a minimum \$2,000,000 liability insurance policy. The RENTER must secure the policy as the CLARK CENTER does not provide insurance. RENTER must provide TWO separate CERTIFICATES OF LIABILITY INSURANCE and attached endorsement documents naming both

the Clark Center and Lucia Mar Unified School DISTRICT, respectively as additionally insured certificate holders for all rental dates, including Load-in/Rehearsal and Event. The following language must be used to list our organizations as additionally insured:

For the Clark Center:

The Clark Center for the Performing Arts including any of our contractors, employees, agents, officers, volunteers or members.

Certificate Holder:

*Clark Center for the Performing Arts
487 Fair Oaks Avenue
Arroyo Grande, CA 93420*

For Lucia Mar Unified School District:

Lucia Mar Unified School District including any of our contractors, employees, agents, officers, volunteers or members in respects to insured's use of the facilities at the Clark Center for the Performing Arts.

Certificate Holder:

*Lucia Mar Unified School DISTRICT & Clark Center for the Performing Arts
602 Orchard Street
Arroyo Grande, CA 93420*

This proof shall be submitted no less than 90 days before load-in. CLARK CENTER reserves the right to demand a copy of the actual policy. Tickets for the event will NOT be available for purchase or distribution until a certificate is received.

3. Reservation/Deposit/Rental Fees/Settlement - Requests for date reservations may be made up to 18 months in advance. A hold for the dates will be placed but will not be finalized until contracts are fully executed. A non-refundable deposit of \$250 per day (capped at \$1,000 per production) will be required. These funds must be deposited within 48 hours of the CLARK CENTER's approval of this Agreement to assure dates. CLARK CENTER will prepare a settlement for the event within 10 days from the end of the event. Upon settlement, Rental, Tech, Front of House, Box Office, and any additional fees will be deducted from the Box Office receipts. If the cost exceeds the Box Office receipts, RENTER will be invoiced for the balance and it will be due within 30 days.
4. Permits, Royalties and Consent - The RENTER shall, at RENTER's sole cost and expense, obtain any and all government permits, approvals, copyright licenses, intellectual or creative property use authorizations or concurrence required for the Performance or use of the Theater. Further, RENTER agrees to promptly pay any royalty fees or other charges required from private persons or corporations for the production and presentations of any Performance hereunder, as well as to indemnify, defend, protect and hold the DISTRICT and CLARK CENTER harmless from any failure to make any such payments. Furthermore, RENTER agrees to comply with all local, state and federal ordinances, statutes, laws and/or regulations.
5. Parking - Often there are multiple events at the Clark Center and Arroyo Grande High School. These events can impact the availability of parking. RENTER is responsible for securing additional parking for artist and patrons. Some Arroyo Grande High School events may be scheduled on short or no notice and is beyond the control of the CLARK CENTER. While booking your date, inquire with the Contract Manager for any known

event parking conflicts. The CLARK CENTER may be able to assist in securing additional parking however, there is no guarantee.

6. Cancellation - If RENTER's cancellation notice is received less than 90 days from load-in, the CLARK CENTER retains the right to recover all deposits, advertising, box office staffing and technical production expenses incurred by the CLARK CENTER in direct support of RENTER's performance.
7. Hold Harmless and Indemnification - RENTER shall indemnify and hold the DISTRICT and the CLARK CENTER and their respective directors, officials, officers, employees, agents and volunteers free and harmless from any and all claims, demands, causes of action, costs, expenses, liabilities, losses, damages or injuries, in law or equity, to property or persons, including wrongful death, to the extent arising out of or incident to any negligent acts, omissions or willful misconduct of RENTER, its officials, officers, employees, agents, consultants and independent contractors arising out of this Agreement, including without limitation the payment of all consequential damages and attorneys' fees, expert witness fees, and other related costs and expenses. RENTER's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by the DISTRICT and/or the CLARK CENTER and their respective directors, officials, officers, employees, agents, members and volunteers. As provided for in California Education Code Section 38134, this indemnification provision shall not extend to any injuries resulting from the negligence of the DISTRICT or its directors, officials, officers, employees, agents and volunteers.
8. Liability- Lucia Mar Unified School DISTRICT and the CLARK CENTER including any of our respective contractors, employees, agents, officers, volunteers or members are not liable for any damages, including consequential damages, for their failure to perform as stipulated in this contract due to circumstances beyond the control of the above organizations, including but not limited to equipment failure. In any event, any monies returned to the RENTER shall be limited to the contracted rental amount.
9. Force Majeure - In the event that the Theater is unfit for occupancy by RENTER during the period covered by this Agreement, by reason of fire, earthquake, strike, civil disturbance, pandemic or any other force beyond the control of the CLARK CENTER, this Agreement shall be of no further force and effect.
10. Authorization - RENTER has expressly authorized the execution of this Agreement on its behalf, and RENTER understands that this Agreement expressly binds the RENTER and its respective administrators, officers, directors, shareholders, divisions, subsidiaries, agents, employees, successors, assigns, partners, insurance carriers and any others who may have rights or obligations under this Agreement. The CLARK CENTER reserves the right to require written documentation evidencing the power of the person signing below to execute this Agreement on behalf of the RENTER.
11. Policies and Procedures – RENTER agrees to abide by all policies and procedures as stated in the document, Clark Center Rental Policies available online at <https://clarkcenter.org/rent> or by contacting the Contract Manager. Furthermore, RENTER must inform and ensure all staff, contractors, subcontractors, and volunteers of RENTER also abide by these same policies and procedures.
12. Entire Agreement; Modifications in Writing - This Agreement is the entire Agreement and understanding between the parties, and this Agreement supersedes any representations, or previous agreements or understandings, either oral or in writing, between the parties hereto with respect to the subject matter of this Agreement. Any modifications to this Agreement will be effective only if they are in writing and signed by authorized representatives of the RENTER and the CLARK CENTER.
13. Attorney's Fees - If either Party commences an action against the other Party, either legal, administrative or otherwise, arising out of or in connection with this License Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorneys' fees and all other costs of such action.

CLARK CENTER FACILITY USE AND SERVICES AGREEMENT – COMMUNITY RENTER

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THIS AGREEMENT FOR SERVICES is entered into this _____ day of _____, 20____ by and between the Clark Center for the Performing Arts, hereinafter referred to as CLARK CENTER and _____, hereinafter referred to as RENTER for rental of and services related to the use of the Clark Center for the Performing Arts.

Rental Deposit fee is \$ _____ (\$250 per day for FORBES HALL or per event for STUDIO THEATRE, capped at \$1,000 per EVENT.)

This deposit is required to make this contract valid as of this date _____.

The CLARK CENTER hereby licenses the use of the THEATRE to the RENTER and its authorized officials, officers, employees, agents, consultants, and independent contractors. The RENTER will, pursuant to the terms of this License Agreement, present EVENT named above at the Theater, commencing on above dates. Such EVENT dates shall include technical or EVENT rehearsal dates. The parties hereby agree that the use of the THEATRE by RENTER, as set forth in this License Agreement, is with the consent of the CLARK CENTER and shall be considered permissive. Nothing in this License Agreement shall be interpreted as a transfer or conveyance of any interest in real property, or as an agreement for the lease or other use of the THEATRE outside of the terms of this License Agreement. Any agreement for the use of the THEATRE for any purpose(s) other than those set forth in this License Agreement must be the subject of a separate agreement.

In concurrence and witness whereof, this Agreement has been executed by the parties effective on the date and the year as first written above.

CLARK CENTER FOR THE PERFORMING ARTSRENTER_____
Signature_____
Signature_____
Cathy Fiorito_____
Printed Name_____
Printed Name_____
Contact Manager_____
Title_____
Date_____
Title_____
Date**CLARK CENTER BUSINESS OFFICE CONTACT INFORMATION**

PHONE 805-489-4196, FAX 805-489-4287, EMAIL cathy@clarkcenter.org

STATEMENT OF INFORMATION

Required by Property Owner; Lucia Mar Unified School District. (Education Code Sections 38135 & 38136)

The undersigned states that, to the best of his or her knowledge, the school property for use of which application is hereby made will not be used for the commission of any act intended to further any program or movement the purpose of which is to accomplish the overthrow of the government of the United States by force, violence or other unlawful means;

That _____, the organization on whose behalf he or she is making application for use of school property, does not, to the best of his or her knowledge, advocate the overthrow of the government of the United States or of the State of California by force, violence, or other unlawful means, and that, to the best of his or her knowledge, it is not a Communist action organization or Communist front organization required by law to be registered with the Attorney General of the United States. This statement is made under the penalties of perjury.

Signature_____
Date RENTER initials

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