

FARLOW's Playroom:
Hourly Space Use Contract

THIS AGREEMENT is made this 16th day of April 2011, between Farlow Development, LLC (Owner), and **XXXX** (hereinafter designated as "User").

WHEREAS, Owner owns the property commonly known as Farlow's Playroom located at 4222 N. Milwaukee Ave, in the city of Chicago, County of Cook, State of Illinois; and

WHEREAS, User is certified and licensed to do business in the City of Chicago and the State of Illinois for the activities offered;

WHEREAS, both Owner and User desire to enter into a contract that allows the User to use the space and its amenities for fitness, exercise, or other related activities:

1. For the following rates:
 - a. \$20/hour or
 - b. \$35/2 hour block
 - c. \$50/hour for group classes exceeding 5 participants
 - d. \$80/hour for special workshops or fitness events that occur periodically but not more often than once/month.
 - e. Usage outside of these parameters shall be negotiated separately
 - f. For one time events, a \$250 damage deposit is required.
2. User requirements:
 - a. Carry appropriate insurance to cover the User and their activities, name Farlow Development and its sole member, Ellen Stoner, as additional insured.
 - b. Provide equipment or share equipment with the other users.
 - c. If permanently mounted equipment is desired, submit request in writing to Owner.
 - d. Dust mop the floor and clean mirrors after each use.
 - e. Sound level must be kept to a reasonable level during the hours of 8AM-6PM Monday through Friday and occasional evenings and weekends to not disrupt activities of other building Users.
 - f. Users may be required to share space utilization with others.
 - g. Notify Owner immediately of any damage. Cost to repair the damage will be the responsibility of the User whose activities caused the damage. Damage does not include normal wear and tear or general maintenance.
 - h. All self-closing fire doors are to remain closed at all times.
 - i. Backyard is available for use on week-ends or before or after business hours.
 - j. Adjust heat/cooling for comfort, return to preset levels after usage.

- k. Class size including instructor(s) shall not exceed 16 people as allowed by city zoning and building code, if larger gatherings are desired, confer with owner for proper operation.
3. Owner requirements:
 - a. Carry building insurance.
 - b. Provide a sound system with iPod dock.
 - c. Provide access to a desktop computer with internet service for scheduling updates and internet radio.
 - d. Provide Farlow's Playroom Website with an interactive class schedule and links to Users email and/or website.
 - e. Provide general street signage which indicates types of classes offered with space for Users to post class specifics.
 - f. Monthly cleaning, trash removal and paper products.
4. Substitute instructors are the responsibility of the User.
5. Termination: This contract may be terminated by either party without cause by providing written notification to the other party 14 days in advance of desired termination date.
6. Payment for use of the space is due by the 5th of the month for the previous month's scheduled usage, payable to **Farlow Development, LLC**.

Owner:

Farlow Development LLC

An Illinois Limited Liability Company

By:

User:

By:

Ellen Stoner, Sole Manager