

HEILMAN

Productions | C.2026

This Location Use Agreement is entered into as of **00/00/0000**, by and between:

Studio Owner / Licensor:

Andrew Heilman
1058 Broadway Ave
CA, San Jose, 95125
(669) - 273 - 9337
andrew.f.heilman@gmail.com

AND

Studio Licensee:

_____ / (Full Name):
_____ / Address
_____ / State | City | Zipcode
_____ / Number
_____ / Email Address

1. Grant of Permission

Licensor hereby grants Licensee a limited, exclusive, temporal license to use the premises located at:

(STUDIO B) 1058 Broadway Ave CA, San Jose, 95125

for the purpose of film, television, photography, and/or media production activities (“Production”).

There will be a producer on site (Andrew Heilman) to record, upkeep, and transfer data recorded.

The on site producer will let the licensee know at the 70 minute mark when they’re running out of their 90 minutes.

2. Term and Access

Licensee shall have access to the Premises on:

Date(s): _____
Call Time: _____
Wrap Time: _____

This schedule is subject to change, and is no way guaranteed until agreement is signed by the client.

Sunday (Open 2:00 PM - 8:00 PM)

Monday (Open 2:00 PM - 8:00 PM)

Tuesday (Open 5:00 PM - 8:00 PM)

Wednesday (Open 2:00 PM - 5:00 PM)

Thursday (Open 2:00 PM - 8:00 PM)

Friday (Open 2:00 PM - 8:00 PM)

Any requested time must be stated 1 week into the future until it can be agreed upon by the Licensor.

3. Payment

Heilman Productions guarantees a ready to shoot, vacant studio to the Licensee at the amount of \$100 a *90 Minute Period*.

That rate is charged based on the amount of time the Licensee uses the space, not the length of the recording.

When the Licensee leaves the studio, **Heilman Productions** will deliver an invoice via email with the above stated fee, with options to pay through either a direct wire, Zelle, or Venmo transfer, all information will be stated on the invoice.

When an invoice arrives, the Client has *90 Days* to pay the **Heilman Productions** before late fees apply of *1%* per subsequent month after the deadline.

Overtime

Any further use of the premises past the *90 minute period will be 1\$ per minute*. In order to compensate for the use of the space.

4. Permitted Use

Licensee agrees:

- To use the Premises solely for lawful Production purposes.
 - Not to alter, paint, drill into, or structurally modify the Premises without prior written consent.
 - To comply with all applicable local, state, and federal laws and regulations.
 - To adhere to all safety protocols.
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5. Insurance and Liability

Licensee agrees to:

Licensee assumes full responsibility for any damage to the Premises occurring during the Term and agrees to repair or reimburse Licensor for such damage.

6. Indemnification

Licensee agrees to indemnify, defend, and hold harmless Licensor from and against any and all claims, damages, liabilities, costs, and expenses (including reasonable attorney's fees) arising out of Licensee's use of the Premises.

7. Restoration

Licensee shall return the Premises in the same condition as received, reasonable wear and tear excepted. All equipment, trash, and materials must be removed at the end of the Term.

Failure to vacate on time will result in additional charges at the stated rate.

8. Cancellation

Either Party may cancel this Agreement with **48 hours** written notice. If cancelled within less than the required notice period, Licensor reserves the right to charge a cancellation fee of **\$30**.

9. No Assignment

Licensee may not assign or transfer this Agreement without the prior written consent of Licensor.

10. Governing Law

This Agreement shall be governed by and interpreted in accordance with the laws of the State of **California**.

11. Entire Agreement

This document constitutes the entire agreement between the Parties and supersedes all prior negotiations or agreements. Any amendments must be in writing and signed by both Parties.

Signatures

Licensor:

Name: _____

Signature: _____

Date: _____

Licensee:

Name: _____

Title: _____

Signature: _____

Date: _____