



Thank you for your interest in renting a studio from San Diego Ballet & School. We are delighted that you found us and look forward to welcoming you to our home studios in the Dorothea Laub Dance Place in the ARTS DISTRICT Liberty Station.

All that you need to know is in this packet including:

- Rental Responsibilities
- Rental Rates
- Insurance Requirement Example
- Blueprint and Dimensions of the spaces available
- Draft Contract

If you have any questions, please call the number listed below or contact Karen Foster, General Manager and School Director at kfsdballet@gmail.com.



Studio Rental Responsibilities

San Diego Ballet Responsibilities

- Set up room with speaker with Aux cable.
- Sanitize room before arrival of renter.
- Provide necessary cleaning supplies.
- Notify renter of any schedule and availability updates as necessary.
- Ensure the studio door is unlocked and ready to go upon renter arrival.

Renter Responsibilities

- Bring own dongle for iPhone connection if needed.
- Sanitize room before departure.
- Take the temperature of all students upon entering the studio. Any student that has a temperature of 99 or above will be sent home.
- Provide necessary insurance as needed. See Certificate of Insurance example for more details.
- Rental fee must be paid before studio will be reserved.



Studio Rental Rates

Studio 100 and 103

\$40/hour

\$35/hour if book 4 or more hours in one week

\$30/hour if book 4 or more hours per week weekly and pay one month at a time

Studio 207

\$60/hour

\$55/hour if book 4 or more hours in one week

\$50/hour if book 4 or more hours per week weekly and pay one month at a time



POLICY CHANGE DOCUMENT

POLICY NO:
PHPK150 [REDACTED]

CHANGE # 3

CHANGE EFFECTIVE: 09/21/2020

Philadelphia Indemnity Insurance Company

PRODUCER [REDACTED] Insurance Agency, Inc [REDACTED]

NAMED INSURED: [REDACTED]

MAILING ADDRESS [REDACTED]

POLICY PERIOD: FROM 06/10/2020 TO 06/10/2021 at
12:01 A.M. Standard Time at your mailing address shown above.

DESCRIPTION:

In consideration of the premium reflected, the policy is amended as indicated below:

Added 1 Additional Insured.

Total Annual
Additional/Return Premium

\$0.00

Total Prorate
Additional/Return Premium

\$0.00

Total Annual
Additional/Return
Tax/Surcharge/Fee

\$0.00

Total Prorate
Additional/Return
Tax/Surcharge/Fee

\$0.00

San Diego Ballet

ACORD		CERTIFICATE OF LIABILITY INSURANCE		DATE (MM/DD/YYYY) 09/21/2020		
PRODUCER Insurance Agency, Inc. [Redacted]		THIS CERTIFICATION IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.				
INSURED [Redacted]		INSURERS AFFORDING COVERAGE INSURER A: Philadelphia Indemnity Insurance Company INSURER B: INSURER C: INSURER D: INSURER E:		NAIC # 18058		
COVERAGES THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATION MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.						
LINE	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION DATE (MM/DD/YYYY)	LIMITS
A	X	GENERAL LIABILITY ☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS MADE ☒ OCCUR ☒ PROFESSIONAL LIABILITY GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PROJECT ☐ LOC	PHPKT [Redacted]	06/10/2020	06/10/2021	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (EA occurrence) \$100,000 MED EXP (Any one person) \$2,500 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$3,000,000 PRODUCTS - COMP/OP AGG \$3,000,000
		AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ ALL OWNED AUTOS ☐ SCHEDULED AUTOS ☐ HIRED AUTOS ☐ NON-OWNED AUTOS				COMBINED SINGLE LIMIT (EA accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
		GARAGE LIABILITY ☐ ANY AUTO				AUTO ONLY - EA ACCIDENT OTHER THAN AUTO ONLY: EA ACC AGG
		EXCESS / UMBRELLA LIABILITY ☐ OCCUR ☐ CLAIMS MADE ☐ DEDUCTIBLE ☐ RETENTION				EACH OCCURRENCE AGGREGATE
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? ☐ Y/N (Mandatory in NH) If yes, describe under SPECIAL PROVISIONS below				WC STATUS- TORY LIMITS OTH- ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT
		OTHER				
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS It is understood and agreed that the following entity is added as an additional insured but only with respect(s) to the operations of the named insured except that liability resulting from the additional insured's sole negligence.						
CERTIFICATE HOLDER San Diego Ballet 2650 Truxtun Rd. San Diego, CA 92106-			CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE [Redacted Signature]			

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IMPORTANT

If the certificate holder is an **ADDITIONAL INSURED**, the policy(ies) must be endorsed. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

If **SUBROGATION IS WAIVED**, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

DISCLAIMER

This Certificate of Insurance does not constitute a contract between the issuing insurer(s), authorized representative or producer, and the certificate holder, nor does it affirmatively or negatively amend, extend or alter the coverage afforded by the policies listed thereon.

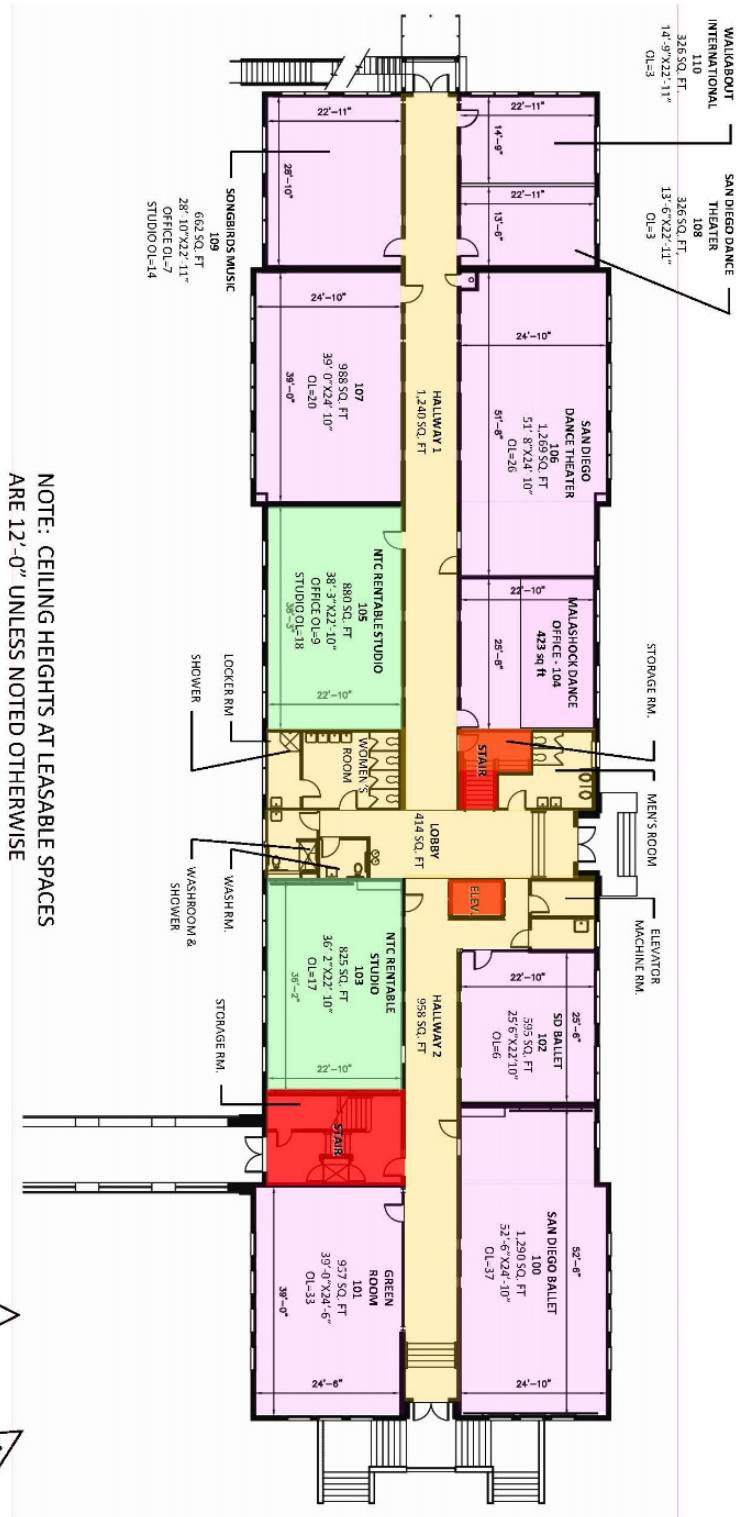
ACORD 25 (2009/01)

San Diego Ballet

ARTS DISTRICT LIBERTY STATION: BUILDING 175 – FIRST FLOOR June 2020

TOTAL FLOOR RENTABLE AREA = 11,872 SQ. FT

OFFICE AREA = 8,711 SQ. FT
FLOOR COMMON AREA = 3,161 SQ. FT

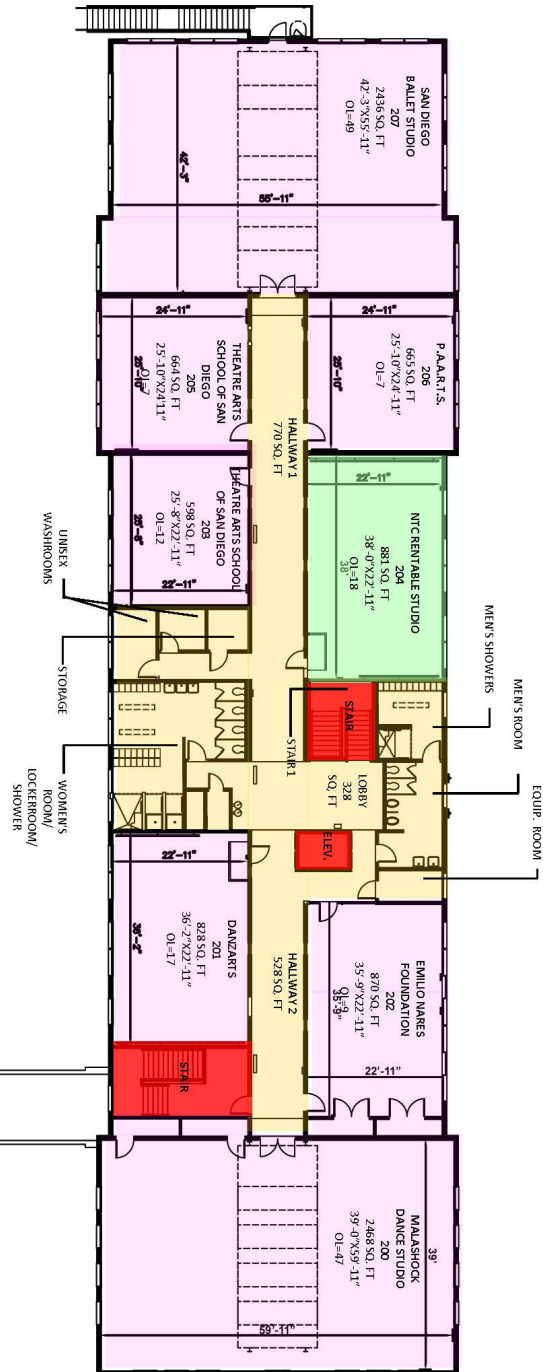
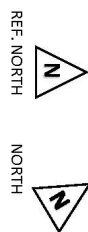


San Diego Ballet

ARTS DISTRICT LIBERTY STATION - BUILDING 175 – SECOND FLOOR June 2020

NOTE: CEILING HEIGHTS AT LEASABLE SPACES
ARE 12'-0" UNLESS NOTED OTHERWISE

SCALE: 1/8" = 1'-0"



OFFICE AREA = 9,410 SQ. FT
FLOOR COMMON AREA = 1,820 SQ. FT
TOTAL FLOOR RENTABLE AREA = 11,230 SQ. FT



Rental Contract

Name:

Date/s:

Studio:

Total # of hours per week:

Rate:

Total Due:



I, _____ (renter), on _____ (date)
**agree to the renter responsibilities as listed, agree to the
terms of the above state, will provide the required insurance
documents, and will pay for all dates by month due 48 hours
before the first rental date.**

Printed Renter Name

Printed SDB Staff

Signed Renter Name

Signed SDB Staff