



LeZot Camera & Vermont Frame Game | 180 Main Street, Burlington, VT 05401

# Rental Terms

## 1. Parties Involved

**LeZot Camera & Vermont Frame Game team:**

- Jason Robinson, [jason.lezot@gmail.com](mailto:jason.lezot@gmail.com)
- Courtney Mercier, [courtney@vermontframegame.com](mailto:courtney@vermontframegame.com)

## 2. Rental Description

The rental includes the downstairs event space (the DT GRAY Room) attached to the LeZot Camera store at 180 Main Street. The space will be rented for a fee of \$500.00 for a period of thirty days. LeZot Camera and Frame Game's role is that of a landlord, not an event emcee or promoter. Production and execution of events hosted in the gallery space is the renter's responsibility.

Any significant alterations to the rental space need to be reverted by the end of the rental period. Standard art-hanging methods (nails, screws) are acceptable, but anything requiring extensive construction will need to be approved by (hereby referred to as "LZFG").

All visitors to the space will enter through the LeZot storefront and pass through the developing/printing lab to get to the event spaces. We reserve the right to use the rental spaces for secondary events and our own purposes (staging videos, informal meeting space, etc.) unless a "Do not disturb" fee is paid. The gallery spaces will open and close with the store every day.

For events that will actively use the space throughout the month (i.e. classes, demos, and use of the spaces as a studio) rather than passively as a gallery with an opening night, a proposal must be submitted to LZFG.

## 3. Timeline, Deposits, and Fees

Upon signing this contract, fifty-percent of the rental fee (\$250.00) is due. The second half of the rental payment must be paid fifteen days before opening night. If payment is not made in full by that date, we reserve the right to cancel the rental.

## 4. Plan Alterations, Cancellations

LZFG should be made aware of any significant changes to event programming.

The initial 50% payment is not refundable in any situation, but the second-half payment is refundable up to 14 days before the beginning of the rental. If the renter has to cancel the original rental, but chooses to reschedule the rental for a later date, any payments made toward the original rental will go towards the following rental.

## 5. Setup/Breakdown, Amenities

The show will be fully set up at least two days before opening night, and fully broken down two days after closing night. Renters should plan to do setup and breakdown during normal store hours while LeZot staff are present. If LeZot staff are required to stay late and provide access to the spaces, an additional fee may be incurred. If the renter needs to use the Nectar's employee parking lot to pack in and out, they must schedule the usage with us.

The DT GRAY room is 735 square feet, and it comes equipped with basic house lighting, heating, and electrical outlets. There are no available storage spaces (closets, cabinets, shelves, etc.) within the rooms and storefront space may not be used to store materials for the show.

If there will be sales made during the opening/closing night events, the renter must bring their own cash register/point of sale, credit card machines, and change. LeZot Camera and Frame Game's machines may not be used.

## 6. Food and Beverage

Any food and beverage services will be provided by the renter. It is also the renter's responsibility to procure the proper licensing for such food services, especially where [alcohol is concerned](#). Renters are expected to properly research and comply with all state laws and ordinances regarding [food and beverage](#).

Disposal containers for trash, recycling, and compost are available in the back parking lot for disposal of food- and drink-related waste.

## 7. Entertainment

Live entertainment, such as DJ performances, film showings, and other event elements, will be handled by the renter. Renters are expected to comply with the [Burlington Noise Control Ordinance](#), and all liability for violations of the ordinances falls on the renter.

## 8. Promotion

Promotional services will be provided on a case by case basis. Basic social media posting to invite customers to the event will be done. It is at LZFG's discretion to provide services for free, and the renter should not assume that a service will be provided.

## 9. Other

LeZot Camera and Vermont Frame game reserve the right to cancel an event if the renter does not hold to the expectations within this agreement sheet, if the content of the event/purposes of the rental are discriminatory or offensive, or if the renter has violated any state laws.

The renter is liable for any damages, injuries, or other issues that arise during the events of the rental. It is the renter's responsibility to secure and protect the artwork during opening events, while the LeZot Camera staff will watch over the gallery spaces throughout the time they are open along with the store.

### **Efforts undertaken by the LeZot and Frame Game team:**

- Sharing the promotional materials created by the renter on both the LeZot Camera and Vermont Frame Game social media accounts.
- Presence during the event to guide visitors to the gallery spaces, as well as one staff member on hand.
- Manning the gallery spaces during normal store hours so that customers can visit the show.
- Printing and framing services for show materials, with a 25% discount on regular retail prices.

**Anything not expressly mentioned will not be expected of either party. All expectations should be discussed before the finalization of this agreement sheet. Terms of rental should be finalized at least 30 days before the start of the rental period.**