

STUDIO RENTAL AGREEMENT

Location: _____ Effective Date: _____

Landlord Information:

Full Name / Entity: _____

Address: _____

Phone / Email: _____

Tenant Information:

Full Name / Entity: _____

Address: _____

Phone / Email: _____

Studio Property Information:

Address / Location: _____

Description of Premises: _____

Term and Renewal:

Lease Term: _____ months

Commencement Date: _____

Renewal Terms: _____

Rental Rate and Payment:

Monthly Rent Amount: _____ USD

Due Date Each Month: _____

Late Payment Penalties: _____

Security Deposit:

Deposit Amount: _____ USD

Deposit Terms and Return Conditions: _____

1. Premises and Use

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord the studio premises described above (the "Premises") exclusively for lawful purposes related to art, music, photography, and similar creative activities. Tenant shall not use the Premises for any illegal or commercial business activities other than those expressly approved in writing by Landlord.

2. Term

The Lease Term shall be for the period specified above. Tenant shall vacate the Premises upon expiration unless a renewal or extension is agreed upon in writing by both parties in advance.

3. Rent and Payment

Tenant agrees to pay the Monthly Rent Amount specified above on or before the Due Date each month without demand, deduction or offset. Payments shall be made by check, electronic transfer, or other agreed method to Landlord's designated account or address.

4. Late Payments and Fees

If Tenant fails to pay rent in full by the Due Date, Tenant shall pay a late fee as specified above. Repeated late payments may constitute default under this Agreement.

5. Security Deposit

Tenant shall pay the Security Deposit amount prior to occupancy. The Deposit shall be held by Landlord as security for Tenant's faithful performance of this Agreement and may be applied to unpaid rent or damages beyond normal wear and tear. The Deposit, or balance thereof, shall be returned to Tenant within 30 days after lease termination.

6. Maintenance and Repairs

Tenant shall keep the Premises clean and in good repair. Tenant shall promptly notify Landlord of any damages or needed repairs. Landlord shall be responsible for structural repairs and maintenance, except those caused by Tenant's negligence or misuse.

7. Alterations

Tenant shall not make any alterations, additions, or improvements to the Premises without prior written consent of Landlord. All approved alterations shall become property of Landlord unless otherwise agreed.

8. Utilities and Services

Tenant shall be responsible for payment of all utilities and services supplied to the Premises unless otherwise agreed in writing. Landlord shall provide any agreed utilities and maintain common areas.

9. Insurance

Tenant is advised to obtain renter's insurance covering personal property and liability. Landlord's insurance does not cover Tenant's belongings.

10. Access and Entry

Landlord may enter the Premises upon reasonable notice to inspect, make repairs, or show to prospective tenants or buyers, except in emergencies where no notice is required.

11. Rules and Regulations

Tenant agrees to comply with all rules, regulations, and laws applicable to the Premises and the building. Tenant shall not cause disturbances or nuisance to neighbors.

12. Assignment and Subletting

Tenant shall not assign this Agreement or sublet the Premises without prior written consent of Landlord.

13. Default and Remedies

If Tenant breaches any term of this Agreement including non-payment of rent, Landlord may pursue all remedies available at law or in equity including termination of the lease, eviction, and recovery of damages.

14. Indemnification and Liability

Tenant shall indemnify and hold Landlord harmless from any claims, damages, or losses arising from Tenant's use of the Premises except those resulting from Landlord's negligence.

15. Governing Law

This Agreement shall be governed by and construed in accordance with the laws of the State of _____.
Jurisdiction and venue for any disputes shall be in the appropriate courts located in _____ County, _____.

16. Entire Agreement

This Agreement constitutes the entire agreement of the parties and supersedes all prior agreements or understandings. Any amendments must be in writing and signed by both parties.

17. Severability

If any provision of this Agreement is held invalid or unenforceable, the remaining provisions shall remain in full force and effect.

18. Notices

All notices under this Agreement shall be in writing and delivered personally, by certified mail, or by recognized overnight courier to the addresses specified above, or as otherwise designated by either party in writing.

19. Quiet Enjoyment

Landlord covenants that Tenant shall peacefully and quietly have, hold and enjoy the Premises during the term without disturbance by Landlord or any person claiming by or through Landlord.

20. Signatures

This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together constitute one instrument. Electronic signatures shall be deemed valid and binding.

LANDLORD'S SIGNATURE

TENANT'S SIGNATURE

Signature: _____

Signature: _____

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