

**LA Hangar, Inc.**  
**General Terms and Conditions of Use**  
**For Rental of LA Hangar (“the Location”)**

1. Attachments to Location Structures: No nailing, screwing, stapling, bolting, screwing into interior or exterior structures without Owner’s pre-approval.
2. Electronics / House Power: regarding power, Owner may offer its existing internal electrical services or those offereby by a third party vendor to provide full power requirements of the Production Company during production days. The Production Company shall not move or disconnect any sound system equipment, computers, entertainment centers, theater system, or phone system without the prior written consent of Owner (if applicable). If any electronic devices are not functioning due to the Production’s use, movement or disconnection of such items, the Production Company shall be responsible for the cost of a third party vendor, selected by Owner, to properly reconnect the affected system(s).
3. Trash Removal: Production Company shall remove all structures, trash, equipment and materials used for production, and replace all of Owner’s personal property moved during use of Location.
4. On-Site Representative: All crew, cast and subcontractors of the Production Company shall obey reasonable requests of the location site representative designated by Owner as it relates to protection of the Location.
5. Heavy Equipment: All heavy equipment needs for use shall be booked and billed through LA Hangar Studios. A rental rate sheet is available upon request.
6. Smoking Rules: There shall be no smoking inside the Location nor anywhere closer than 20 feet from the exterior of the buildings comprising the Location. There shall be no more than two (2) designated smoking areas with trash receptacles provided by Producer. In the event of violation of these smoking rules, the Production Company shall be charged a penalty of \$500.00 for every violation.
7. Bathrooms: Production Company is responsible for bringing portable restrooms for cast and crew use. Additional restrooms in the studios will be available for the Production Company’s use.
8. Drugs And Alcohol: The use of illegal or illicit drugs or the consumption of alcohol on the Location at any time during Shoot Days by any individual associated with a production activity conducted at the Location shall be grounds for immediate shut down of production and a fine levied on the responsible production company in the amount of \$1,000.00 per incident.

9. Parking: Parking use as outlined in the Location excludes ten (10) parking spaces at the Location which are reserved for studio operations. Please refer to the facility plot plan for parking layout. Agreement Owner makes no representations or warranties regarding the availability of parking off the Location on public streets, and Production Company agrees to be solely responsible for arrange such parking. **PARKING OF ALL PRODUCTION COMPANY VEHICLES MUST COMPLY WITH FILM LA PERMIT REQUIREMENTS. IN THAT REGARD, THE PRODUCTION COMPANY SHALL BE SOLELY RESPONSIBLE FOR ARRANGING FOR OFFSITE PARKING OF CREW VEHICLES AND SHUTTLES TO TAKE CREW TO/FROM THE LOCATION.**
10. Neighbors: Production Company agrees to exercise common courtesy to all neighbors and shall not block driveways or impose on neighbors in any way. **PRODUCTION COMPANY SHALL UNDERTAKE BEST EFFORTS TO COOPERATE WITH NEIGHBORING PROPERTIES ADJACENT TO THE LOCATION REGARDING ALL FILMING ACTIVIES. NOISE SHALL BE KEPT TO A REASONABLE AND TOLERABLE LEVEL AT ALL TIMES.**
11. Owner Presence: Owner and Owner's employees may be present at the Location throughout the Shoot, provided production activities are not disturbed.
12. RESTORATION: Production Company agrees to leave the Location (both interior and exterior), and all equipment and items located therein, in the same good working order and condition as existed immediately prior to any use of the Location by Producer. Production Company shall be responsible to pay for any verifiable and substantiated injury to the Owner, or damage to the Location, that occurs as a result of use of the Location by Production Company, except to the extent arising from the gross negligence or willful misconduct of the Owner, or Owner's employees or representatives.