**LICENCE TO USE LE STUDIO FOR WORKSHOPS**

**ASSA RIVERBELL PTY LTD** (ACN 142 790 832) of Level 2, 200 Lygon Street, Carlton (**ASSA Riverbell**) hereby offers you a licence to occupy the studio space described in the Schedule on the following terms. By signing this Agreement you agree to the following terms:

# Definitions

In this Agreement:

## **building** means the building known as 24-26 Crown Avenue, Mordialloc, Victoria, 3195;

## **manager** means Anies Suzukawa or such other person as may be appointed as manager by ASSA Riverbell;

## **studio** means the studio described in the Schedule; and

## **term** means the date of workshop.

# Licence to use

ASSA Riverbell grants you a licence to use the studio for the term.

# Ancillary Benefits

You will be entitled to:

## use the studio as described in the schedule;

## access and use together with other licencees of ASSA Riverbell of the ceramic and wood/tool rooms, lounge, kitchen, outdoor area, bathroom in the building subject to the rules determined by the manager from time to time;

## access to Wi-Fi.

# Licence Fee and other charges

You agree to pay:

## A deposit to secure your workshop booking. Non refundable if workshop cancelled less than one week before the date of booking.

## all costs (including solicitor’s costs on an indemnity basis) incurred by ASSA Riverbell by reason of any breach by you of this Agreement; and

## all Goods and Services Tax on any supply made by ASSA Riverbell hereunder.

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# Studio use and appearance

You will:

## leave used areas clean and tidy;

## keep noise to a minimum and have regard to the amenity of other licensees of ASSA Riverbell;

## not smoke or permit smoking in the studio or the building;

## not keep any dangerous or noxious products in the studio;

## not disturb neighbours when entering or leaving the building;

## not use the studio for any illegal purpose;

## provide your own materials/tools. General equipment may be used, but if damaged or broken, must be replaced at your cost;

## comply with rules published by ASSA Riverbell from time to time, including rules relating to the security of the building, and the reasonable directions of the manager.

# Exclusion of Liability

## You access and use the studio and the shared areas in the building entirely at your own risk. ASSA Riverbell excludes any and all liability to you (including for negligence) to the maximum extent available at law.

## You waive absolutely any rights to recover damages against ASSA Riverbell and or the owner of the building which may accrue to you during the term arising from any loss damage or destruction of your possessions brought into the studio or building or for personal injury or death however caused.

# Insurance

## You must obtain your own insurance for public risk or for any possessions you bring into the building or the studio.

# Entire Agreement

This Agreement constitutes the entire Agreement between us in relation to your use of the studio.

**SCHEDULE for teaching workshops and classes**

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| --- |
|  **Name:**  **Address:** **Mobile:** **Email:****PRICES: $40/hour + GST** **Extra person $5 + GST for the workshop** |
| **Workshop Date:**  (or on a regular basis) **Hours:**  |  |   |
|  |
|  | **Total** | **$ ST if any)** |
|  **- deposit** |  | **$**  |
|  | **Total due****Gst** | **$** **$** |
|  | Name: Signature: |

**PAYMENTS** : To be paid by

|  |  |
| --- | --- |
| Direct Credit (preferred) to : |  |
| Bank: | National Australia Bank |
| Account Name: | ASSA RIVERBELL  |
| BSB:  | 083 276 |
| Account No:  | 17 261 3823 |

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