

RENTAL AGREEMENT  
Reference # \_\_\_\_\_  
IndieFilmPro, Urban Bohemia, Inc.

**Lessee Information.**

Company Name: \_\_\_\_\_ Contact/Lessee: \_\_\_\_\_

Project Name: \_\_\_\_\_ Actual Shoot Dates: \_\_\_\_\_

Billing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Terms.**

The terms described below will define the rental agreement ("Agreement") between \_\_\_\_\_ ("Lessee") and Urban Bohemia, Inc., dba. IndieFilmPro ("Lessor"). Lessee and Lessor agree as follows:

**Equipment.** Lessor agrees to rent the equipment (the "Equipment") listed, in Schedule A (attached).

**Fees and Payment.** The rental fee for the full term of the Agreement shall be \$ \_\_\_\_\_ ( \_\_\_\_\_ ) USD, payable to Urban Bohemia, Inc. by certified/corporate check, credit card or cash. Payment can also be made in advance through PayPal, by certified check or cash. Lessor must receive payment in full by the time of delivery/pick-up of the Equipment, by certified check or cash.

**Rental Period.** The term of the Agreement shall be from \_\_\_\_\_ to \_\_\_\_\_, 2008. The lessee cannot continue to rent the Equipment beyond the agreed to amount of time. Lessor reserves the right to demand the return of the Equipment at the conclusion of the original Agreement.

**Lessee's Responsibilities.**

To rent the Equipment, the Lessee must provide the following:

1. A completed and signed Rental Agreement
2. A copy of the Lessee's valid, state-issued ID or Driver's License
3. Either an Insurance Certificate naming Urban Bohemia, Inc as loss payee, in the sum of \$25,000.00 (Twenty-five thousand) USD, OR a Security Deposit in the amount of \$5,000.00 (Five thousand) USD and an Additional Fee equaling 15% of the Total Due to utilize the Lessor's Equipment Insurance. x \_\_\_\_\_
  - a. Please note that this additional fee does not include any repair costs if the Equipment is damaged or returned in a worse condition than it was released to the Lessee.
  - b. If the Equipment is damaged or returned in a worse condition than it was released to the Lessee, Lessor will provide Lessee with written estimates for any needed repairs. Lessee agrees to pay the repair costs or the Insurance Deductible (currently \$5,000.00 USD), whichever amount is less, within 15 days of the last day of production under this Agreement.
4. Payment in Full of any and all Rental Fees by time of pick-up.

**Maintenance and Operations.** Lessee will, at all times, and at its own expense, maintain the Equipment in the best possible working order and operating condition. The Lessee will furnish all replacement parts and maintenance required to preserve the Equipment according to good standards of operation during this lease, INCLUDING BULBS. The operation

and maintenance of the Equipment shall be under the sole and exclusive control of the Lessee. Additionally, the Lessee assumes complete responsibility for any personnel, agents and employees of Lessee operating or maintaining the Equipment under its supervision.

**Pick-up and Return of Equipment.** Equipment Pick-up is between 2:00pm-6:00pm PST and Equipment Drop-off is between 9:00am-12:00pm PST. These times are strictly enforced. An additional charge of \$50.00 (Fifty) USD will be assessed for each additional hour, unless pre-authorized, in writing, by Lessor.

Upon the termination of the Agreement in any manner whatsoever, or upon any default by Lessee, the Lessee shall immediately deliver and return the Equipment to Lessor, at Lessee's expense, in the same order and operating condition as when initially delivered to Lessee. Lessee agrees to restore, at its own expense, the good working condition of the Equipment, ordinary and reasonable wear and tear alone excepted. If Lessee fails to return the Equipment, Lessor may take such steps as are necessary to repossess the Equipment and Lessee shall be liable to pay all reasonable expenses, including repairs and attorney fees.

**Liability of Lessee.** Lessee assumes full responsibility for damage, loss or destruction of the Equipment from the date of delivery/pick-up until the Equipment is returned to Lessor. Lessee assumes full responsibility for, indemnifies Lessor against and will save Lessor harmless from any and all loss, liability, damage and expenses in connection with any injury to person or property arising from, or in connection with, the use or operation of the Equipment.

**Insurance.** Lessee will carry, at its own expense, any necessary workers' compensation, fire, theft, and comprehensive general personal and property liability insurance (under which Urban Bohemia, Inc. is named as an additional insured and loss payee) in the amount of not less than \$25,000.00 (twenty-five thousand) USD per accident and the equipment shall be insured at its cost or fair market value for replacement purposes.

If the Lessee does not purchase insurance, Lessee will pay an Additional Fee equaling 15% of the Total Due and authorize a Security Deposit, to utilize the Lessor's Equipment Insurance.

- a. Please note that this additional fee does not include any repair costs if the Equipment is damaged or returned in a worse condition than it was released to the Lessee.
- b. If the Equipment is damaged or returned in a worse condition than it was released to the Lessee, Lessor will provide Lessee with written estimates for any needed repairs. Lessee agrees to pay the repair costs or the Insurance Deductible (currently \$5,000.00 USD), whichever amount is less, within 15 days of the last day of production under this Agreement.

Refusal of payment in the event of loss and/or damage to the Equipment is actionable in court, and shall be pursued.

**Security Deposit.** The Lessee must deposit with the Lessor the sum of \$5,000.00 (Five thousand) USD as security for the prompt and full payment of the rent and the performance of all provisions of the Agreement, and any extension or renewal of them. This Security Deposit can be paid/held in the form of a Corporate Check or by completion of the attached Credit Card Authorization form. The security deposit and the interest earned on it, if any, shall remain the money of the Lessor until it is returned to the Lessee, or applied to rent payments or damages due the Lessor as provided in the Agreement.

The Lessor shall have the right, but not the obligation, to apply the security deposit to curing any default by the Lessee in the performance of any of the covenants contained in the Agreement with respect to any item or items of Equipment. Such application does not constitute a defense to any action by Lessor arising out of the default. In the event of such application of the security deposit to cure a default, the Lessee, upon demand by the Lessor, shall restore the security deposit to the full amount.

Provided the Lessee has paid all of the rent required and has fully performed all other provisions the Agreement requires, the Lessor shall return any remaining balance of the security upon the expiration, or early termination of the Agreement.

**Taxes.** Lessee will pay all taxes, fees and other charges, which may be imposed, on this transaction or in connection with the use of the Equipment during the term of the Agreement.

**Title and Possession.** The Equipment shall at all times, remain and be the sole and exclusive property of Lessor. Lessee shall have only the right to possession and use of the Equipment under the terms of the Agreement. It is specifically

understood by and between the parties that Lessee shall acquire no equity in or right of ownership to the Equipment and shall have no rights of any description other than those specifically granted in the Agreement.

**Default.** The Agreement may be terminated at the election of the Lessor if the Lessee is not maintaining the Equipment or otherwise complying with the terms and conditions of the Agreement, In that case, the Lessor may take possession of the Equipment. In the event of any default by Lessee, the entire rental provided in the Agreement through the term of the Agreement then in effect shall become immediately due and payable.

**Assignment.** The Lessee may not assign any of its right, title and interest in and to the Agreement or any Equipment covered by the Agreement without the written prior consent of the Lessor, which consent will not be unreasonably withheld.

**Nonwaiver.** None of the terms, covenants or conditions of this lease shall be deemed waived by any act of Lessor unless the waiver is specified in writing.

If Lessee is in accordance with the foregoing, please indicate acceptance by signing in the space indicated below and returning the original signed Agreement to Urban Bohemia, Inc.

**AGREED AND ACCEPTED:**

Lessor

Lessee

\_\_\_\_\_  
AJ Wedding  
Urban Bohemia, Inc., dba IndieFilmPro  
21930 Marylee St., #105  
Woodland Hills, CA 91367  
Service: 310.709.2573  
Ph./Fax: 866.440.7935  
[www.indiefilmpro.com](http://www.indiefilmpro.com)

\_\_\_\_\_  
**Signature**  
\_\_\_\_\_  
**Printed Name**  
**Date:** \_\_\_\_\_

Original Copy to be kept on file with Urban Bohemia, Inc.  
Please return the original to the address above and retain a copy for your records.

# Credit Card Authorization Form

Urban Bohemia, Inc., dba IndieFilmPro

- To prevent the unauthorized use of your credit card, Urban Bohemia, Inc. requires this authorization form to be completed.
- Print this form for your records.
- Place Credit Card and Valid ID/Drivers License on boxes below and photocopy.
- Authorize the hold/charge to your credit card by signing below.
- Fax signed form to **1-866-440-7935**. No cover sheet is required.

Copy Credit Card and ID/DL here

--	--

Reference #: \_\_\_\_\_  
Item Description: Security Deposit to hold/charge as per Rental Agreement (attached)  
Total Amount: \$5,000.00 USD  
**Card Number:** \_\_\_\_\_  
**Expiration Date:** \_\_\_\_\_  
**CSV Code:** \_\_\_\_\_  
Date: \_\_\_\_\_

I agree to pay the total amount as entered above according to the Rental Agreement. I agree to be bound by Urban Bohemia, Inc.'s terms for this transaction, and agree to follow the instructions for the proper return of any Equipment. I hereby authorize Urban Bohemia, Inc. to charge the above credit card for this amount and understand and agree that Urban Bohemia Inc. will only charge my credit card as per the Rental Agreement signed by myself and attached.

**Signature:** \_\_\_\_\_  
**Printed Legal Name:** \_\_\_\_\_  
**Date:** \_\_\_\_\_

Your completion of this authorization form helps us to protect you, our valued customers, from credit card fraud. Urban Bohemia, Inc., dba IndieFilmPro will keep all information entered on this form strictly confidential.

# SCHEDULE A

IndieFilmPro

310.913.4206

IFP# \_\_\_\_\_

*NOTE: Please repack all equipment listed  
in the same fashion as you received it at pickup.*

*Thank you.*

QTY OUT QTY IN AVL EQUIPMENT

**CAMERA:**

QTY OUT	QTY IN	AVL	EQUIPMENT
		1	Panasonic AG-HVX200 HD Video Camera
		3	Batteries (1-standard, 2-extended)
		1	Battery Charger/Camera AC Adapter
		1	Manual:Panasonic AG-HVX200
		1	P2 Card 16GB
		1	P2 Card 32GB
		1	P2 Store
		1	O'Conner Fluid Head Tripod (pre-existing spreader damage noted)
		1	150mm bowl High Hat
		1	Redrock M2 lens adapter
		1	Red Rock Microsystems Support Base
		2	sets of support rods 15mm, 12" and 18"
		1	Redrock Achromat
		1	Micro X
		1	Cavision Matte Box, 2 stages
		1	Air Rocket
		1	Redrock follow focus unit (please note dry erase qty _____)
		4	lens gears for follow focus, 3 extra adjustable screws & Allen Wrench
		8	Lenses-14mm, 28mm, 35mm, 50mm, 85mm, 100mm, 135mm, 185mm
		1	Sony 13" NTSC monitor (w/power cable, s-video cable)
		1	8" HD external monitor (w/pelican case, power, mounting arm, remote)
		1	HDMI Cable
		1	Non-Timecode Camera Slate (please note dry erase qty _____)
		8	Set of Filters
			4x4 Filter Polarizer
			4x4 Filter Grad ND
			4x4 Filter Grad Orange
			4x4 Filter Grad Blue
			4x4 Filter Grad Green
			4x4 Filter Star
			4x4 Filter ¼ Promist
			4x4 Filter Ultra Low Contrast

**LIGHTING:**

QTY OUT	QTY IN	AVL	EQUIPMENT
		3	1000W Mole Richardson Fresnels w/barndoors (WO extra bulbs)
		2	Scrim (one single green, one double red) w/scrims bag
		2	650W Fresnels (one Arri and one B&M) w/barndoors (WO extra bulbs)
		1	500W Studio Quartz Open Face (WO extra bulbs)
		1	575W Desisti HMI Fresnel w/barndoors (WO extra bulbs)
		1	HMI cable
		4	Scrim for HMI (2 halves, 1 single, 1 double) w/scrims bag
		1	575/1200W magnetic HMI ballast
		1	Kinoflo Divalite 200 system (case, 2 lights, 4 day bulbs, 4 tungsten bulbs)

