

Isle of Wight Arts League Resident Artist Lease Agreement

Artist: _____

Address: _____

The above named artist (the "Lessee") agrees to rent Studio # ___ in The Arts Center @ 319 (hereinafter, Arts Center) from the Isle of Wight Arts League (the "Lessor") for the monthly fee of \$150.00. The Lessee agrees to occupy said studio for an original term of six (6) months to commence on _____, 20__, and end on _____, 20__, and thereafter the agreement is renewed on a monthly basis, unless terminated as provided for below. Fees are payable and due on the first day of each month. The Lessee may earn a \$50 credit on the monthly fee by serving as docent for two four-hour shifts in the month prior. Shifts must be scheduled with the Director in advance. The artist's hours spent in the studio do not count for docent service, nor do docent hours count for time in the studio.

The Lessee agrees to deliver a Security Deposit in the amount of: \$150.00 (equal to one month's rent), to the Lessor. The Security Deposit will be returned to the Lessee at the end of this Agreement, less damages or deductions owing if any. The Lessee is required to provide the Lessor a 30 day written notice prior to vacating the assigned studio. The Lessor, acting through its Board of Directors, may give the Lessee a 30 day written notice to vacate the assigned studio should the Lessee not fulfill the requirements of the lease or upon the recommendation of the Jury as outlined in the "Operating Guidelines for the Arts Center @ 319"

The Lessor will furnish the Lessee with a copy of the "Operating Guidelines for The Arts Center @319". Included therein are expectations of Resident Artists and an explanation of the Jury process.

The studio is rented for creation of original art by the Lessee only. Any other use of the assigned studio will result in termination of the lease, unless such other use has been previously authorized in writing by the Board of Directors. The Lessee agrees to allow access to the leased studio during all usual hours of operation and all special events whether or not the artist is present.

Art work will be offered for sale by the Lessee in the studio. If the sale transaction is processed by the Arts Center through its gift shop, due to absence of the Lessee or at the request of the Lessee, a 20% fee will be assessed on the sale price. Lessee agrees to be trained for and to make sale transactions, including class enrollments, on behalf of The Arts Center through its gift shop.

A minimum of 8 hours per week of studio time during the Arts Center's open hours is a requirement of this lease. Each artist shall be in residence one (1) weekend day per month. Said time will be coordinated with the Arts Center's Director. The artist agrees to attend the monthly resident artists meetings and a minimum of 50% of The Arts Center's opening receptions per annum. Deviation from these requirements must be approved by The Arts Center Director.

Studios must be kept in a neat and presentable state. Janitorial services are not provided by the Lessor. As a Resident Artist of the Arts Center, the Lessee is expected to represent the Isle of Wight Arts League and the Isle of Wight/Smithfield Visitors Bureau to visitors and guests in a friendly and welcoming manner.

This agreement supersedes all prior studio lease agreements signed by the Lessee at any time and any prior lease agreement signed by the Isle of Wight Arts League for the assigned Studio.

Artist/Lessee: _____ Date: _____

Isle of Wight Arts League Board of Directors: _____ Date: _____

Arts Center Director: _____ Date: _____

The Arts Center @ 319
319-A Main Street
Smithfield, Virginia 23430

Revised 12/2008