

FAT EYE STUDIOS
EVENTS LOCATION AGREEMENT

Lessee: _____

Lessor:
FAT EYE STUDIOS, INC.
4466 Worth St., Unit E & G,
Los Angeles, CA 90063

1. Lessor hereby grants to Lessee, and its employees, agents, independent producers, contractors and suppliers, permission to enter upon and use the property at 4466 Worth St., Unit E___ and/or Unit G___ Los Angeles, CA 90063 ("Property") for the purpose of staging an event for the project titled: _____ commencing on _____ to _____.

2. Lessee may place all necessary facilities and equipment, including temporary sets, on the Property (in areas designated by Lessor), and agrees to remove the same after completion of work and leave the Property in as good condition as when received. Any painting or alterations must be approved by Lessor and shall be restored to original condition by Lessee.

3. All rights of every kind in and to all photographs, sound recordings and any other film made on the Property shall be and remain vested in Lessee. And neither the Lessor, Owner nor any tenant or other party having an interest in the Property shall have any right or action against the Lessee or any other party arising out of any use of the photographs, film and/or recordings.

4. For the right and use of the Property, Lessee agrees to pay Lessor the sum of \$ _____ / _____ hours. Over-time beyond _____ hours shall be charged at a rate of \$ _____ / hour. All charges shall be payable before commencement of any work.

5. A refundable deposit of \$ _____ shall be required to cover any extra charges, overtime, cleaning and/or any damages caused by Lessee or any parties employed or related to Lessee and any cancellation charges incurred per paragraph 6.

6. A Cancellation fee shall be charged to the Lessee if Lessee cancels the project at anytime within 5 Business days prior to the first scheduled dated of use of the Property, regardless of the reason for cancellation. Lessee understands and acknowledges that a cancellation within 5 Business days will have caused Lessor to sustain costs and expenses in making the Property available for use by Lessee pursuant to this Agreement. The parties to this agreement deem the sum of 25% of the total Location Fee Due for scheduled dates to be a fair and reasonable value for the time, effort, expense, inconvenience, etc. associated with a cancellation by the Lessee within 5 Business days of the scheduled commencement date. The parties deem the sum of 50% of total rental to be a fair and reasonable value as noted above, associated with a

cancellation by the Lessee within 72 hours of the scheduled commencement date. The parties deem the sum of 75% of total rental to be a fair and reasonable value as noted above, associated with a cancellation by the Lessee within 48 hours of the scheduled commencement date. In the event Lessee cancels or reduces the term of rental once Lessee has commenced use of the Property, the entire rental amount and associated fees (such as equipment rental) will be forfeited to Lessor by Lessee, with no refund of any fees for any unused portion of rental.

7. Insurance requirements: At its own expense and at all times during the term hereof, Lessee shall procure and maintain insurance that fully covers the risks and indemnity obligations assumed by Lessee under this Agreement, including Workers' Compensation Insurance to provide statutory worker's compensation benefits as required by law and General Liability and Property Damage Insurance with a combined single limit for bodily injury and property damage of not less than One Million Dollars (\$1,000,000) per occurrence. Prior to the commencement of this Agreement, Lessee shall provide Lessor evidence of Lessee's insurance which names Lessor and Owner of the Property as additional insured.

Lessor:

FAT EYE STUDIOS, INC.
Brian Lee Boehner
4466 Worth St., Unit E & G
Los Angeles, CA 90063

Owner:

Roman Empire, LLC
Elisa Amezquita
4466 Worth St.
Los Angeles, CA 90063

8. Lessee shall indemnify, defend and hold Lessor, Owner and all other parties lawfully in possession of the Property including Lessor's guests and employees harmless from any and all claims, losses and liabilities arising from Lessee's use of the Premises or the Property and from the conduct of its business at the Property and from any activity, work or occurrence which may be permitted or suffered by Lessee in or about the Premises or the Property and from any and all costs, damages, attorneys' fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon, including negotiations in connection therewith. Lessee hereby assumes all risk of damage to property or injury or death to persons in or about the Property from any cause, and Lessee hereby waives all claims in respect thereof against Lessor and Owner.

9. No alcoholic beverages, unless approved by Lessor and served by a licensed caterer, illegal substances, or firearms are permitted inside or outside the Property including the parking lot. Smoking is not permitted inside the Property. Smoking is permitted outside the Property in a designated area and butt cans must be provided.

10. Any use of pyrotechnics (flashboxes, smoke, interior fireworks, cannons, open flame of any kind, etc.) by Lessee must be approved by the Lessor. Lessee is responsible for obtaining any

