



INVOICE/QUOTE (STAGE 1)

May 24, 2023

Production Company:

PO#                      Job#                      Film LA Permit#:                      Product:  
 \*\*\*\*\*

Reel Efx Stage 1 Rental for (dates)	\$ TBD
Power usage @ \$50/hr	\$ TBD
AC usage @ \$75/hr	\$ TBD
Stage Scouts: First two-hours free, \$50/hr thereafter	\$ TBD
RE5 Fans Rental @ \$90/day each	\$ TBD
32' Scissor lift rental \$250/day – Forklifts \$250/day - 40' Boom \$400/day	\$ TBD
Cleaning fee	\$ TBD
Offices in main building @ \$150/per day each	\$ TBD
Upstairs large space in main building @ \$300/day	\$ TBD
Total	\$

(Includes: 1 Stage Manager (same as stage hours quoted), Internet, 1 Prod Office, Restrooms, Outdoor craft service area, see included on-site parking below)  
 (Does not include power, AC or Trash Bins) (see other details below)

If Production requires Covid testing, they must test 2 RFX employees as we alternate & share manager duties.

Stage1 Info: 120'X80'X40' (36.5' to Grid), Concrete Floor, 9,600sqft (Water ready stage) (not a sound stage)  
Production must obtain a location film permit (subject to spot check by LAPD Film Unit)  
Production must provide PPE for crew members, any Covid testing, follow CDC guidelines and protocols.

Parking for 35+ cars, 6+ trucks, additional parking must be permitted on street by Production  
 (see additional details attached)

- \*OT Rates: Stage \$300/hr, Manager \$100/hr (Stage Mgr 6th/7th day rates apply)
- \*Production to provide grip and lighting package
- \*Production is required to provide a 3-YARD Minimum trash dumpster, and all stage/offices/parking lot cleaning.  
 (Trash service Info: Reel Waste & Recycling at 877-588-7335) If using RFX trash \$250/charge each container
- \*Excessively loud music or sound is not permitted on any stage (see section 18 of contract).
- \*RFX is not responsible for any wifi issues or wifi slowing if crew usage is high on any given day.

A minimum cleaning fee of \$1,000 will be added if rented spaces are not thoroughly cleaned, and trash taken to Production dumpster. All areas MUST be returned to original condition. Absolutely no paint, adhesives, permanent markers, sprays or gaffers' tape on concrete floors (only paper tape is allowed).

AC Units: 1<sup>st</sup> Unit-RFX can provide @ \$75/hr (includes power to unit)  
 2<sup>nd</sup> Unit (if needed) \$50/hr (includes power for unit)  
 Stage Power: 2,400Amp, 3phase, 208Volts - @ \$50/hr (AC and Stage Power billed per hour as used)

\*If security or overnight security is required, Production to provide.

*Important note: Production must generate a COI naming Reel Efx, Inc. & Riverton Property LLC as "additionally insured and loss payee". This COI is unique and needs to be ordered directly from your insurance company, we cannot accept blanket COIs.*

Stage rental days are due in full upon booking of stage rental.  
 Please fill out the attached credit card authorization form for payments due.  
 Final balance and any additional costs will be billed and due at the end of the shoot (within 24/hrs).  
 Any payment received for stage rental will constitute acceptance of all contract terms.

Terms: Due upon booking, final invoice for OT and adds will be due within 24/hrs of end of shoot. This is a smoke/alcohol free property (including tobacco/cannabis/vaping or other substances)



**Additional services & rentals available through RFX**

**AC POWER** (billed per hour as used)  
**STAGE 1:** 2,400Amp, 3phase, 208Volts (\$50/hr)

**ADDITIONAL MANAGER**  
**STAGE MANAGER** \$600/10 HOUR DAY  
(OT & 6<sup>th</sup>/7<sup>th</sup> day rates will apply)

**ADDITIONAL OFFICES/ROOMS** (Subject to availability)  
Main Building N&S Front Offices \$150/DAY EACH  
Main Building Stage2 N&S Offices \$150/DAY EACH  
Main Building Upstairs Large Room \$300/DAY

**STAGE SCOUTS:** First two-hours free, \$50/hr thereafter

**AIR CONDITIONING**  
**STAGE 1:**  
1st Unit: \$75/hr (includes power for unit)  
2<sup>nd</sup> Unit (if needed)-\$50/hr (includes power for unit)

**HEATING STAGE 1:** RFX can Provide @ \$50/hr

**ADDITIONAL PARKING**  
**CREW / TRUCK PARKING**  
See Contract for Detailed ON & OFF Stage Parking  
**STREET PARKING** PERMIT PARKING

**CLEANING FEE**  
ALL RENTED AREAS MUST BE RETURNED TO ORIGINAL CONDITION OR MIN. \$1,000/FEE

**TRASH** Production to provide from:  
Reel Waste & Recycling at 877-588-7335  
3yd Bin \$175/week (one drop off & pick up)  
(3 YARD MIN. REQUIRED)  
If using RFX trash \$250/charge (upon availability)

**PHOTOCOPIES/FAX/PRINTING**  
ADDITIONAL RATES APPLY  
SEE STAGE MANAGER

**PARTIAL LIST OF ON-SITE RENTALS & SALES**  
Tables \$6/day, Chairs \$2/day  
RE5 Fans \$90/day, DF-50 Hazers \$125/day  
Layout Board 4'X7' \$11/ea  
Tent/Canopy 10X10 \$25/day – 10X15 \$35/day  
G300s \$100/day  
Compressors, Generators & Production Supplies

**LIFT EQUIPMENT RENTAL ON-SITE**  
32FT SCISSOR LIFT-JLG3246E \$250/DAY  
5000 & 5500LB FORKLIFTS \$250/DAY EA  
40FT BOOM JLG E400AJPN (Black) \$400/DAY

**DOWN DAYS** Full 10/hr Build Day Rate

**PAYMENT DUE**  
Stage rental days are due in full upon booking  
(overages will be due within 24/hrs after rental is complete)

**CANCELLATION FEE**  
20% FEE if cancelled within 72HRS of 1<sup>ST</sup> DAY.  
No Refunds for Covid or ANY OTHER shutdowns or cancellations after booking.

**BOOKING CONTACT:** (818)762-1710 [ROSY@REELEFX.COM](mailto:ROSY@REELEFX.COM) or [STAGE@REELEFX.COM](mailto:STAGE@REELEFX.COM)

**• ADDITIONAL INFORMATION •**

WE STAFF SPECIAL EFFECTS EMPLOYEES WITH OVER 25 YEARS EXPERIENCE IN THE EFFECTS INDUSTRY. WE ARE ABLE TO ASSIST YOU FROM STORY BOARDS TO IMPLEMENTATION OF YOUR PROJECT. PLEASE INQUIRE WITH SUSAN MILLIKEN TO DISCUSS YOUR PROJECT (818) 762-1710 [susanmilliken@me.com](mailto:susanmilliken@me.com) (Visit our website at [www.reelefx.com](http://www.reelefx.com))

WE ALSO HAVE A SPECIAL EFFECTS RENTAL DIVISION ON SITE  
PLEASE CONTACT RENTALS TO ASSIST YOU WITH ALL OF YOUR RENTAL NEEDS AT (818) 762-1710

**5539 RIVERTON AVENUE • N. HOLLYWOOD, CA 91601**  
**PHONE (818) 762-1710 • FAX (818) 762-1734**  
**Web pages: [www.reelefx.com](http://www.reelefx.com) / [www.reelstages.com](http://www.reelstages.com)**



# RENTAL AGREEMENT

REEL  
EFX INC.

REEL EFX INC.  
5539 RIVERTON AVE  
NORTH HOLLYWOOD, CA 91601  
(818) 762-1710  
MANAGER@REELSTAGES.COM

## **1. Indemnity.**

Lessee/renter (Production Company): \_\_\_\_\_ (“you”/“client”) agree to defend, indemnify, and hold Reel Efx Inc/Riverton Property LLC. (“Us”/ “stage”) harmless from and against any and all claims, actions, causes of action, demands, rights, damages of any kind, costs, loss of profit, expenses and compensation whatsoever including court costs and attorneys’ fees (“claims”), in any way arising from, or in connection with the stage and equipment rented/leased, including, without any limitation, as a result of its use, maintenance, or possession, irrespective of the cause of the claim. A) you are responsible for loss, damage or destruction of any equipment that may be rented from outside vendors, including but not limited to losses while in transit, while loading and unloading, while at REEL EFX INC., while in storage and while on our premises. There is absolutely no smoking permitted (indoors or outdoors) on the premises (including tobacco, cannabis, vaping or other type of smoking). Alcohol, drugs, or weapons of any kind are NOT allowed, Production will be subject to immediate shut down if any alcohol, drugs or weapons are witnessed on the premises by RFX stage manager(s), RFX management, or other RFX crew member (no exceptions).

## **2. Certificate of Insurance.**

Before obtaining possession of any stage, you shall provide us with certificates of insurance confirming the coverage specified above. All certificates shall be signed by an authorized agent or representative of the insurance carrier listing REEL EFX INC. & RIVERTON PROPERTY LLC, as loss payee and additionally insured.

## **3. Cyclorama and floor (If applicable)**

Must be kept in good condition as approved by the management. Absolutely no drilling or attachments can be made into cyclorama wall/cove.

## **4. Trash**

Production is responsible for hiring a trash bin for each day of rental. Trash must be removed by Production from stage, kitchen area, dressing rooms, make-up rooms, etc. at the end of each day. All areas of use must be cleaned and brought back to their original condition at the end of production, otherwise REEL EFX INC. will charge a cleaning fee.

## **5. Paint**

The use of spray-painting equipment is absolutely prohibited on this stage. A fine may be imposed if spray painting is found to be in use. Client/Production is solely responsible to alert set companies, art directors, etc. To this studio rule. Please see stage management to discuss a location where painting can be handled.

## **6. Animals**

There shall be no animals allowed on the set or in the production offices without the prior approval of REEL EFX INC. stage management. No exceptions.

## **7. Stage rigging**

Production Co is responsible for all rigging procedures and safety of any mechanically or manually functioned rigs installed by Production hired rigger, electrical, art or other department. Reel Efx is not responsible for any mechanical failures of equipment or devices rigged to the stage truss, metal beams or other ceiling structure. Production is responsible for all engineering schematics and plans (when necessary or required) to ensure weight loads, proper weight distribution and precautions have been met to required safety specification.

## **8. Insurance generally**

All insurance maintained by you pursuant to the foregoing provisions shall contain a waiver of subrogation rights in respect of any liability imposed by this agreement on you as against us. You shall hold us harmless from and shall bear the expense of any applicable deductible amounts and self-insured retentions provided for by any of the insurance policies required to be maintained under this agreement. In the event of loss, you shall promptly pay the amount of the deductible amount or self-insured retention or the applicable portion thereof to us or the insurance carrier, as applicable. Notwithstanding anything to the contrary contained in this agreement,

the fact that a loss may not be covered by insurance provided by you under this agreement or, if covered, is subject to deductibles, retentions, conditions, or limitations shall not affect your liability for any loss. Should you fail to procure or pay the cost of maintaining in force the insurance specified herein, or to provide us upon request with satisfactory evidence of the insurance, we may, but shall not be obliged to, procure the insurance and you shall reimburse us on demand for its costs. The lapse or cancellation of the required insurance shall be deemed to be an immediate and automatic default of this agreement.

#### **9. Liability & Liability Insurance**

You shall, at your own expense, maintain commercial general liability insurance (“liability insurance”), including coverage for the operations of independent contractors and standard contractual liability coverage. The liability insurance shall name Reel Efx Inc/Riverton Property LLC as additionally insured and provide that said insurance as primary coverage with respect to all insured, the limits of which must be exhausted before any obligation arises under our insurance. Such insurance shall remain in effect during the course of this agreement, and shall include, without limitation, the following coverage: standard contractual liability, personal injury liability, completed operations, and product liability. The liability insurance shall provide general liability aggregate limits of not less than \$2,000,000 (including the coverage specified above) and not less than \$1,000,000 per occurrence.

To minimize the spread of Covid-19 and to follow CDC and local health district guidelines, Production is responsible to provide Production Co. employees and crew members with proper personal protection equipment (PPE) including masks (face coverings or shields), gloves, hand sanitizing stations/washing stations and follow social distancing policies. You shall waive Reel Efx/Riverton Property LLC from any liability from any Covid-19 related injury or illness caused to you or any Production employees/crew members while renting Reel Efx/Riverton Property LLC’s facilities.

#### **10. Workers compensation insurance**

You shall, at your own expense, maintain worker’s compensation/employer’s liability insurance during the course of the rental and filming at REEL EFX INC stage with minimum limits of \$1,000,000.

#### **11. Cancellation of insurance**

You and your insurance company shall provide us with not less than a 30-day written notice prior to the effective date of any cancellation or material change to any insurance maintained by you pursuant to the foregoing provisions.

#### **12. Subrogation**

You hereby agree that we shall be subrogated to any recovery rights you may have for damage to the stage rental or equipment rented/lease.

#### **13. Prior agreements**

This agreement supersedes and replaces any other/prior agreement(s) regarding the subject matter hereof.

#### **14. Accident reports**

You will promptly notify us of the occurrence, and will file all necessary accident reports, including those required by law and those required by applicable insurers. You, your employees, and agents will cooperate fully with us and all insurers providing insurance under this agreement in the investigation and defense of any claims. You will promptly deliver to us any documents served or delivered to you, your employees, or its agents in connection with any claim or proceeding at law or in equity begun or threatened against you, us, or both.

#### **15. Default**

At our option, we may, by written notice to you declare you in default on the occurrence of any of the following:

- A) failure by you to make payments or perform any of its obligations under this agreement.
- B) institution by or against you of any proceedings in bankruptcy or insolvency, or your reorganization under any law, or the appointment of a receiver or trustee for your goods and chattels or any assignment by you for the benefit of creditors.
- C) expiration or cancellation of any insurance policy to be paid for by you as provided for under the terms of this agreement; or
- D) involuntary transfer of your interest in this agreement by operation of law. After your default, and on notice from us that you are in default, we will have the following options:
- E) to terminate the agreement and your rights under the agreement; to declare the balance of all unpaid rent

and all other charges of any kind required of you under the agreement to be payable immediately, in which event we will be entitled to the balance due together with interest at the rate of ten percent per annum, from the date of notification of default to the date of payment.

F) to repossess the property without legal process free of all your rights to the property. You authorize us or our agent to enter any premises where the property is located and repossess and remove it. You specifically waive any right of action we might otherwise have arising out of the entry, repossession, and release us of any claim for trespass or damage caused by reason of the entry, repossession, or removal. After default, you will reimburse us for all reasonable expenses of repossession and enforcement of our rights and remedies, together with interest at the rate of ten percent per annum from the date of payment. Notwithstanding any other provisions of this agreement, if we place all or any part of our claim against you in the hands of an attorney for collection, the prevailing party will pay, in addition to other sums that may be awarded, the other party's reasonable attorney's fees and costs. Our remedies will be cumulative to the extent permitted by law, and may be exercised partially, concurrently, or separately. The exercise of one remedy will not be deemed to preclude the exercise of any other remedy.

**16. Return**

Upon the expiration date of this agreement with respect to any or all rented spaces will be free from damage and in the same condition and appearance as when received by you. Applicable law.

This agreement will be deemed to be executed and delivered in Los Angeles, California and governed by the laws of the State of California.

**17. Arbitration**

Any controversy or claim, including any claim of misrepresentation, arising out of, or related to this agreement or breach of this agreement will be settled by arbitration, in Los Angeles, California the arbitration will be conducted by a single arbitrator under jurisdiction of and the then-current rules of the American Arbitration Association. The decision and award of the arbitrator will be final, and binding and any award may be entered in any court having jurisdiction. The prevailing party in any such arbitration shall be entitled to an award of reasonable attorney's fees and costs in addition to any other relief granted.

**18. Severability**

If any provision of this agreement or the application of any of its provisions to any party or circumstance is held invalid or unenforceable, the remainder of this agreement, and the application of those provisions to the other parties or circumstances, will remain valid and in full force and effect.

**19. Please note the surrounding neighborhood** of the stage, and respect the privacy of our neighbors, as well as keeping noise levels low. Reel Efx has the right to ask Production to adjust the sound if it is too loud. If Production refuses, Reel Efx has the right to shut power off until Production complies.

**20. Cancellation Policy**

**72 HOUR NOTICE MUST BE GIVEN TO CANCEL RESERVATION OR A 20% CHARGE ON THE TOTAL AMOUNT WILL BE INCURRED (IF ANY PAYMENTS HAS BEEN MADE OR NOT).**

After the stage is booked, any cancellations due to crew members testing positive for Covid, or any shutdowns by Production directly or indirectly related to Covid, Production is responsible to pay for the booking in full. Exception: If there is a City-Wide shutdown of all Productions in the Entertainment Industry, a refund will be given for days paid by Production that will not be used. This does not include any union shutdowns, or any unrelated City/State official shutdowns.

*I Accept the terms set forth above by signing this agreement:*

**Production Co Authorized Representative:**

**Production Co. Name:** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_



**RECOMMENDATIONS:**

**Crew Parking: (if additional parking is required outside RFX lot)**

**Parking option: (near RFX stage)**

\*Mad Dog Video (can fit approx. 50 cars) 5510 Satsuma Ave, NH, CA 91601 818-985-7766

\*Happy Place (approx. 50 cars) 5446 Satsuma Ave, NH, CA 91601  
(call Lem 504-261-4615)

\*JK Media Group 818-319-2254 (approx. 20-25 cars) 10824 Burbank Blvd, NH, CA 91601

\*LADWP Whitnal Hwy Dirt Lot - 5748 Cahuenga Blvd. Tel: 213-367-0352

\*PCI Events - Angelica 310-947-2839 - 5220 Lankershim Blvd & Weddington

\*Pearl Banquet Hall 5901 Cahuenga Blvd - 818-383-6028

**Trash Bin Service/Rental Company:**

**Reel Waste & Recycling**

877-588-7335

3 yd bin \$175 includes drop off and pick up

(They also carry touchless water stations)

**Stage & Parking Lot Cleaning Service/Disinfecting:**

**Clean Strike**

Contract: Mydene Espinoza

O: 909-200-0021

C: 562-413-1653

**Catering/Boxed Meals:**

**Fundamental LA**

[lauren.morales@fundamental-la.com](mailto:lauren.morales@fundamental-la.com)

310-463-3113

**Boyz in the Kitchen**

<http://boyzinthekitchen.com>

818-845-1200

**Covid Testing:**

Rapid:

Lars Huston

818-795-2061

[lars@90265medical.com](mailto:lars@90265medical.com)

PCR & Other:

Hot Clinic Ani

818-646-0259

[admin@thehotclinic.com](mailto:admin@thehotclinic.com)

**(RFX Stage Parking Lot Map)**

