BEECHWOOD INDEPENDENT SCHOOL DISTRICT
BOARD OF EDUCATION

RENTAL/ USE OF FACILITY
Community Groups

50 Beechwood Rd., Ft. Mitchell, KY 41017 (859) 331-3250 www.beechwood.kyschools.us Fax (859) 331-7528

TODAY'S DATE: 8/10/26 DATE(S) OF ACTIVITY: Sat, Dec 5, ~~4:30-6:30~~

PLEASE CHECK WITH HS SECRETARY TO BE SURE SITE IS AVAILABLE FOR THE DATES REQUESTED.

Once approved by the principal, the request will be submitted to the Superintendent. If approved, the request will be put on the agenda for the next Board of Education meeting for final approval.

NAME OF REQUESTING ORGANIZTION: Manyet Dance

PERSON(S) WHO WILL BE PRESENT & SUPERVISING THE ACTIVITY: Lisa Davis

NAME OF EVENT: Manyet Dance Christmas Show

LOCATION(S) REQUESTED FOR ACTIVITY: ☐ Cafe ☐ Varsity Gym ☐ Aux Gym ☐ Lower Field ☐ Upper Field ☐ Fieldhouse Viewing Room ☑ Performing Arts Center ☐ Alumni Atrium ☐ Teacher Learning Center ☐ Student Center ☐ Kitchen-requires Food Service staff be present. Requesting group is responsible for cost. ☐ Other:

TIME OF ACTIVITY/EVENT: FROM ~~5:00~~ 4:00 ☐ AM or ☑ PM TO ~~6:00~~ 5:30 ☐ AM or ☑ PM.

START TIME FOR SET UP: 4:30PM **END TIME FOR CLEAN UP:** 6:30PM

DOORS (TO BE KEPT OPEN DURING ACTIVITY IF APPLICABLE) (Please check or circle required entrances)

DOORS OPEN FROM: ~~4:30~~ 4:00 - ~~6:30~~ 6:00

☐ Elem Main Entry **#2** ☐ HS Entry **#10** ☐ Aux Gym Lobby **#14** ☑ Other, be specific Doors for PAC

APPROXIMATE NUMBER OF PERSONS WHO WILL BE ATTENDING THE ACTIVITY: 450

IF THIS IS A CONTINUING REQUEST, INDICATE THE DURATION BELOW:

Beginning _____ and continuing through _____.

THE REQUESTED LOCATION(S) WILL BE USED FOR THE FOLLOWING ACTIVITY: A dance show

Is the organization planning on using any equipment located on school property? ☑ Yes ☐ No

If yes, specifiy equipment: Will need to plug a computer into the sound system in order to play music for the sho\

Is the organization planning to conduct sales on school premises? ☐ Yes ☑ No

If yes, give a COMPLETE description of what is being sold and how the proceeds will be used:

Custodial service requested ☐ **yes** ☐ **no. Fees may apply.** **Heating/Cooling needed** ☑ **yes** ☐ **no.**

Check Fee Schedule for any applicable fees, 05.3 AP.2

☑ I have read the Rules and Regulations for Community Use of School Facilities and the Use of Facilities Assurances of Acceptable Behavior, and agree on behalf of the requesting organization to assume personal responsibility for the proper use of the above named areas of the facility.

Lisa Davis
SIGNATURE OF PERSON MAKING REQUEST ON BEHALF OF THE ORGANIZATION

3101 Willowhurst Trace, Latonia, KY 41015
ADDRESS

859.992.2095
CELL

EMAIL

AREA BELOW IS FOR OFFICE USE ONLY

SITE IS AVAILABLE. HS SECRETARY INITIAL_____

✓ Approved ____ Not Approved — Jessica L Poos — PRINCIPAL'S SIGNATURE — 10/1/26 Date

✓ Approved ____ Not Approved — John R. Kunz — SUPERINTENDENT'S SIGNATURE — 9-30-26 Date

____ Approved ____ Not Approved — SCHOOL BOARD CHAIR — Date

STIPULATIONS:

CONTACT PERSON WILL BE NOTIFIED BY EMAIL. **Original** - Director of Operations Office

Copies will be emailed to: Maintenance/Custodial Supervisors, Principal, HS Secretary for Facility Book, Dir. Of Technology if heat/AC requested, & Athletic Dir. if athletic facility requested.

Beechwood Independent Schools
Performing Arts Center Rental Agreement

This agreement made by and between Beechwood Independent Schools, 54 Beechwood Road, Fort Mitchell, KY, 41017, hereinafter referred to as LESSOR, and **Manyet Dance**, hereinafter referred to as LESSEE, c/o **Lisa Davis, 3101 Willowhurst Trace, Latonia, KY 41015**.

LESSOR hereby agrees to charge and permit LESSEE to utilize the following facilities:

Performing Arts Center, stage, dressing rooms

For the purpose of **Manyet Dance Christmas Show**, at the following date(s)/time(s):

Saturday, December 5, 4:30pm-6:30pm

Subject to the following terms and conditions:

1. Use of Facilities. The facilities are to be used by Lessee solely for the purpose of this agreement and Lessee is responsible for any damages incurred to the contents and structures of Beechwood Independent Schools. Lessee will complete the use of facilities form provided and include insurance.

2. Laws and Regulations/Terms and Conditions. The use of these facilities shall be in compliance with all laws and regulations and the terms and conditions of the Beechwood High School Facilities policies.

3. Rent and Other Charges. Lessee shall pay the following for use of the above facility(s). Lessee understands and agrees that charges below are estimated, and actual charges may vary and will be determined after event completion.

Rental Rates: $135/hr
Or $1000 Max Daily Rate
Labor onsite point of contact ($50/hr) → waived - Booth can work it
ESTIMATED TOTAL 270 $ → 2HR.

. Ryan Booth will waive and work this.

A non-refundable deposit of $300 is due at the signing of this rental agreement. All remaining charges shall be paid within two weeks after the final billing date. Reservation of the rental facility(s) is not final until the deposit has been fully paid by cash or check. Please make checks payable to "Beechwood Independent Schools." ✓

4. Labor and Equipment. Lessor shall determine, based upon time and nature of the Event, the staff, equipment and resources required for Lessee's Event. Lessee will pay Lessor's rates for labor and equipment either owned and controlled by Lessor and not included in the rental rate, or rented and contracted on behalf of Lessee. Use of related equipment, technology, and/or any property must be with permission of Beechwood Schools.

5. Safety and Security. The rented facility(s) at all times shall remain subject to the oversight of Lessor, which retains the right to protect the safety of all persons and the security of Lessor's property upon the premises. In the event that

the Lessor determines that a violation has occurred or is about to occur, Lessor may take necessary steps (including refusal of service or admittance). At all times, Lessee shall keep attendance within the stated capacity of rented facility(s).

6. Certificate of Insurance. Lessee agrees to procure and maintain any and all insurance coverages applicable during the use of the facilities at Beechwood Schools for Lessee and for all individuals acting under the direction and instruction of Lessee during the time period specified in the rental agreement. The amount of such liability insurance shall be no less than $1,000,000 per occurrence. Lessee agrees to provide Lessor with a certificate of liability insurance, naming Beechwood Schools as an additional insured on any and all policies at least 30 days prior to the event.

7. Indemnification. Lessee covenants and agrees to hold harmless the Lessor and Beechwood Schools from any and all claims, demands, liabilities, damages, loss, or expenses which may be made or filed against the Lessor as a result of any injuries to persons or property arising out of any and all acts or omissions of Lessee, its agents, servants, and employees and said indemnity shall also include, but not be exclusive of attorneys' fees that may be incurred by the Lessor as a result of the aforedescribed acts or omissions.

8. Prohibited. Lessee shall have no right to sublet or sublicense any facility acquired herein. Lessee shall not obstruct any exit doors, exit signs, emergency lights, safety equipment or ventilating systems. Lessee shall not place within the lobby, hallways or gallery, any exhibit(s) or booth(s) impeding attendees without written approval of Lessor. All decorations, furnishings, equipment, exhibits and booths must conform to all federal, state and municipal ordinances, laws, rules and regulations including the Beechwood School Facilities Policies. Additionally all food and drink is STRICTLY PROHIBITED in the Performing Arts Center. A cost may be incurred if any cleaning would be necessary as a result of any food or drink.

9. Royalties and Performance Rights. Lessee warrants and represents that all copyrighted materials will be performed or produced only with express permission, or under licensing or authorization, by the copyright owners or their representatives. Lessee agrees to hold harmless the Lessor, its employees, volunteers and agents, from any and all claims, liability, losses, actions and expenses arising out of a copyright license agreement or infringement claim or both.

10. Non-Event. In the event the rental facility(s) is damaged or destroyed by fire, or other casualty to an extent sufficient to prevent the full use of the rental facility(s) under this Agreement, then this lease shall cease and be voided and any and all deposits returned to Lessee in full. Adverse weather conditions shall not limit or otherwise restrict the obligation to either party to perform under this Agreement unless of such intensity as to cause or threaten destruction of the facility. Either party shall be relieved of its obligation under this Agreement if an act or regulation of a public or governmental authority renders the event impossible or should there be civil turmoil, strikes, epidemic or other cause beyond the control of the parties, which renders the event impractical.

    In the event that the Lessor has been moved to non-traditional instruction (NTI) for any reason, COVID-19 related or otherwise, before Lessee's Event, Lessor reserves the right to notify Lessee, giving both parties the opportunity to reschedule Lessee's Event for a later date once Beechwood Schools has lifted the NTI and in-person learning has resumed in the school facilities. Use of any facilities is prohibited during NTI.

11. Other Terms and Conditions. Beechwood Schools is a tobacco free campus. Any use of open flames or special effects must be authorized in advance by Lessor. Weapons and firearms are not permitted in the rented facility(s) or on school property at any time; the use of realistic props must be authorized in advance by Lessor. No parking is permitted in loading areas unless specifically authorized in advance. Lessor reserves the right to monitor and determine appropriate sound levels within the facility(s). Animals can only be allowed access to the facility with

advance permission of Lessor; however, service animals will have unrestricted access to all areas while in service to their human. Use of parking shall be consistent with parking procedures as implemented by the school for an event. Parking shall not flow onto Beechwood Road.

12. Cancellation or Termination. Lessor may terminate and cancel the Agreement for the violation of any provision or condition thereof. In the event the Lessor determines that Lessee's use is likely to violate any law, cause damage to furnishing, equipment or injury to person(s), Lessor will notify Lessee and extend Lessee the opportunity to address and resolve the concern(s). Any refund of amounts paid by Lessee in the event of termination under this provision shall be at the sole discretion of Lessor.

The following representative is designated and authorized as primary contact for Lessee, prior to and during the event, to make all decisions related to schedule, activities, and budgetary concerns. The following persons and addresses shall be used in notices, correspondence and other official communications concerning this Rental Agreement.

LESSEE

Name:__Lisa Davis
Title :__Owner/Director_____
Company:__Manyet Dance_____
Address:_3101 Willowhurst Trace_____
City/State/Zip:__Latonia, KY 41015_____
Phone:__859.992.2095_____
Email:_dancelisag@gmail.com_____

Lisa Davis
Signature

Lisa Davis_____
Print Name

_8/10/26_____
Date

LESSOR
Justin Kaiser
Superintendent
Beechwood Independent Schools
54 Beechwood Road
Fort Mitchell, KY 41017
859-331-1220

_____
Signature

Justin Kaiser_____.
Print Name

_____
Date

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/11/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Main Street Partners Insurance 334 Beechwood Rd Ste 100 Ft Mitchell KY 41017-1675	**CONTACT NAME:** Lakota Pauley **PHONE (A/C, No, Ext):** 859-759-2037 **FAX (A/C, No):** **E-MAIL ADDRESS:** info@insmsp.com
INSURED MANYDAN-01 Manyet Dance Studio 3101 Willowhurst Trace Latonia KY 41015	**INSURER(S) AFFORDING COVERAGE** — **NAIC #** **INSURER A :** Erie Insurance Exchange — 26271 **INSURER B :** **INSURER C :** **INSURER D :** **INSURER E :** **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 2142817647 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y		Q38-1250798	2/12/2026	2/12/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 1,000,000
							MED EXP (Any one person)	$ 5,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY X PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N						PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N / A (Mandatory in NH)						E.L. EACH ACCIDENT	$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Beechwood Independent Schools
54 Beechwood Rd
Fort Mitchell KY 41017

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Lakota Pauley

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