

Juniper Clay Shop Membership Agreement

Membership Includes

- **24/7 Controlled Access** to the studio
- **Kiln Use:** Firing of work produced during membership includes up to **5 cubic feet** of kiln space; additional kiln usage will be billed at **one-half the standard non-member rate**
- **Discounts:** 25% discount on clay purchases
- **Personal Storage:** Assigned 2x4' storage space
 - Additional 2x4' storage is \$100/mo
 - Cart available for \$150/mo
- **Amenities:** Use of kitchenette, fridge, bathroom, and shower

Equipment Available for Member Use & Required Cleanup

- Sinks
- Two pug mills (large and small)
- Three throwing wheels
- Two slab rollers
- Three extruders (4", 5", 6")
- Banding wheels
- Wedging tables
- Large work tables
- Glaze station with spray booth, brushes, glaze fountain, mixing tools, and a small selection of standard glazes
- Tools, containers, and other accessories

Kiln Firing & Glaze

- Kilns
 - All studio firings are scheduled at the discretion of the studio staff and are not based on individual timelines
 - Members' monthly kiln allocations cannot be carried over and expire at month's end
- Glaze
 - Outside glazes require staff approval; members are responsible for any damage, and unauthorized glaze use will incur fines
 - Work must be properly glazed in order to be fired; any questionable glazing will be postponed until corrected

Rules & Requirements

- Membership is for experienced ceramicists only; instruction is not included
- **Outside Work:** Clay work created outside the studio may not be brought in for firing at the member rate
- **Cleanliness:** Members are responsible for maintaining a clean and orderly workspace and shelf to ensure dust safety. Clay, glazes, tools, and materials must be properly stored, and work areas must be cleaned after each session
- **Respect for Others:** Members must respect fellow members' workspaces. Do not handle another member's artwork without their permission
- Members must be **18 years of age or older**

Liability Waiver & Assumption of Risk

Acknowledgment of Risks

I understand that participation in ceramics activities involves inherent risks, including but not limited to:

- **Silica Exposure:** Working with clay, glazes, and other ceramic materials can produce silica dust. Inhalation of silica dust may cause short-term irritation and long-term health issues, including lung disease. I agree to follow all safety instructions, including proper cleanup procedures, wearing masks when required, and using ventilation systems.
- **Sharp Tools & Equipment:** Pottery tools, carving tools, knives, wires, and other equipment are sharp and may cause cuts, punctures, or other injuries. I agree to use all tools responsibly and as instructed.
- **Hot Materials & Kiln Use:** Kilns, pottery wheels, and heated tools/equipment may cause burns, pinching, or other injuries if used improperly.
- **General Studio Risks:** Slippery floors, heavy lifting (clay, equipment), electrical equipment, and other participants' actions may pose hazards.

Assumption of Responsibility

I voluntarily assume all risks associated with ceramics activities in this studio, including risks of injury, illness, permanent disability, or death, whether caused by negligence or otherwise.

Release of Liability

In consideration for being permitted to use the studio and participate in activities:

- I release, waive, and discharge Juniper Building, LLC, its owners, employees, instructors, and volunteers from any and all liability, claims, demands, actions, or causes of action arising out of my participation.
- I agree not to hold Juniper Building, LLC responsible for injuries or damages resulting from my participation, except in cases of gross negligence or intentional misconduct.

Medical Authorization

In the event of injury or illness, I authorize Juniper Building, LLC to seek emergency medical treatment on my behalf. I am responsible for all medical expenses incurred.

Participant Agreement

I have read and understand this waiver. I acknowledge that I am voluntarily participating and that I am responsible for following all safety rules provided by Juniper Building, LLC.

Payment, Membership Tiers, & Building Use Agreement

Payment

Members will be billed on the first day of each membership period and thereafter on a monthly basis until the membership is terminated. Payments may be made via Zelle or through Square.

Standard Membership

- Fee per month: \$200
- Storage/use rights: One 2x4 foot shelf
- Access rights: 24 hours/day, 365 days/year
- Key provided? Yes
- Guests permitted: None

Rental Policies

The failure by Tenant to adhere to any of the following policies will be considered a breach of the Agreement, which may result in temporary suspension of access to the Studio Space and/or early termination of the Agreement by Lessor.

No use except for the Permitted Uses without the prior written consent of the Lessor.

No smoking inside of the building.

No pets of any kind are permitted.

No damage or alterations to the Studio Space, the common area or to the building.

Common area is to be kept clean at all times, demonstrating respect for other renters and studio visitors.

Do not remove tools or other company property from premises. We do not loan out tools.

The kitchen is a common area shared by other artists. Tenants are asked to respect refrigerator real estate. Only eat/drink what is yours. Feel free to label personal items. Shareable items are typically left available on the counter for all to enjoy.

Tenants must adhere to proper disposal methods for toxic substances.

Only active Juniper Building renters may use the equipment in the work space. If Tenant wants to work collaboratively with non-renters, this must be discussed with and approved by Juniper Building management on a case-by-case basis. This work must be scheduled and executed in a manner that does not interfere with other renters.

Tenants must keep the number of outside visitors to a minimum. Non-renters are strictly prohibited from using Tenant's keys or access codes to the building.

Music (content or volume) and other personal work habits can directly impact fellow renters. Renters who consistently interfere with others' ability to work may be asked to alter their behavior.

Lease includes WiFi and reasonable/business use of utilities including water and electrical. However, if, in Lessor's sole judgment, Lessor deems that Tenant's use represents a significant increase in utility costs, Tenant and Lessor will work together to arrange for Tenant to absorb and pay for said increase.

Lessor does hereby disclose and Tenant does hereby acknowledge that the property being leased has not had an inspection by a Certified Access Specialist.

Governing Law. This Agreement is governed by the laws of the State of California, and is subject to the jurisdiction of the state courts located in Los Angeles County, California. Each party waives the right to trial by jury.

This Agreement constitutes the entire Agreement between Lessor and Tenant. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

The undersigned Tenant has read and understands this Agreement and hereby acknowledges receipt of a copy of this Rental Agreement, and agrees to comply with all of its terms and conditions.

Additional Information

- **Juniper Clay Shop Guidelines**

Juniper Building, LLC reserves the right to edit, adjust, and/or update these policies at any time and without notice. Questions, comments, or concerns should be directed to the studio manager at:
hello@juniperclayshop.com

TENANT:

NAME: _____ SIGNATURE: _____

DATE: _____

LESSOR:

JUNIPER BUILDING, LLC.

NAME: _____ SIGNATURE: _____

DATE: _____