



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
09/02/2016

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 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 Maury, Donnelly & Parr 24 Commerce St. Baltimore, MD 21202	CONTACT NAME:	
	PHONE (A/C, No, Ext): (410) 685-4625	FAX (A/C, No): (410) 685-3071
	E-MAIL ADDRESS:	
	INSURER(S) AFFORDING COVERAGE	NAIC #
	INSURER A: Philadelphia Insurance, Co.	
INSURED Cohesion Theatre Company 3717 Gough Street Baltimore, MD 21224	INSURER B:	
	INSURER C:	
	INSURER D:	
	INSURER E:	
	INSURER F:	

COVERAGES

CERTIFICATE NUMBER:

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 SUBR INSD WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC <input type="checkbox"/> OTHER	X	PHPK1257097	11/06/2016	12/04/2016	EACH OCCURRENCE	\$ 1,000,000
						DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 100,000
						MED EXP (Any one person)	\$
						PERSONAL & ADV INJURY	\$ 1,000,000
						GENERAL AGGREGATE	\$ 3,000,000
						PRODUCTS - COMP/OP AGG	\$ 3,000,000
							\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS					COMBINED SINGLE LIMIT (Ea accident)	\$
						BODILY INJURY (Per person)	\$
						BODILY INJURY (Per accident)	\$
						PROPERTY DAMAGE (Per accident)	\$
							\$
	UMBRELLA LIAB <input type="checkbox"/> OCCUR EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input type="checkbox"/> RETENTION \$					EACH OCCURRENCE	\$
						AGGREGATE	\$
							\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A			PER STATUTE	OTH-ER
						E.L. EACH ACCIDENT	\$
						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 is additional insured with respect to general liability as required by written contract.

CERTIFICATE HOLDER

CANCELLATION

United Evangelical Church
3600 Dillon Street
Baltimore, MD 21224

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

**Lease agreement by and between
Cohesion Theatre Company, INC. and United Evangelical Church of Baltimore, MD.**

This Lease Agreement (hereinafter "AGREEMENT") is a legally enforceable document entered into this 22 day of September 2016, by and between COHESION THEATRE COMPANY, INC, whose principal place of business is 3717 Gough Street, Baltimore, MD 21224 (hereinafter "CTC") and UNITED EVANGELICAL CHURCH OF BALTIMORE MD (hereinafter "CHURCH") whose principal place of business is located at 3200 Dillon Street, Baltimore, MD 21224.

This AGREEMENT is to establish a cooperative and mutually beneficial working relationship between CTC and the CHURCH by setting out the details, deliverable dates, access to property and expectations for the successfully operation of theatrical performances.

Therefore, it is mutually agreed between the parties as follows:

1. Use of property

- a. All rehearsals, productions and other activities will be confined within the basement floor of the building located at 923 S. East Avenue, Baltimore, MD 21224. Access to the basement will be through the S. East Ave. door of the 923 S. East Ave. building. The bathrooms located in the hallway adjoining the basement are also allotted for CTC's use. The short term use of the refrigerators located in the kitchen is also permitted. If for any given reason, CTC is in need of additional space, permission must be secured from the CHURCH and may result in additional cost.
- b. CTC will be provided with a key to access the 923 S. East Ave. building. Upon the termination of this AGREEMENT the key and all copies will be returned to the CHURCH. When exiting the building CTC will ensure all lights and electrical devices have been turned off, and will secure the building.
- c. During productions CTC can display a business sign and advertise for the show on the front of the 923 S. East Ave building. CTC is responsible for the good appearance of these signs. If no production is in session all signs are to be removed. The CHURCH may rescind this consent to any signage that in the CHURCH's opinion is unattractive or inappropriate. CTC will repair any damage to the premises that results from the installation or removal of these signs. All signs must conform to applicable zoning ordinances.
- d. When CTC is not involved in a production the basement will be cleaned by the CHURCH. During a production CTC is responsible for keeping it clean. At the end of production the basement is to be left in the condition which it was found. The bathrooms will be cleaned by the CHURCH.
- e. Any item placed within the stairwells by CTC during weekend productions must be removed on Sunday evenings for safe weekday operations of other businesses.

- f. CTC is to make no permanent alteration to the building without CHURCH permission.
- g. The use of the basement is available to the CHURCH when no productions are in progress. The CHURCH will have the right to enter the basement when it is in use by CTC provided the CHURCH does not unreasonably interfere with CTC's business.
- h. Use of CHURCH property such as chairs and tables is permitted given the CHURCH is made aware of their use. Any CHURCH property damaged by CTC's use will be repaired or replaced by CTC.
- i. No alcohol or smoking is permitted in the building.
- j. CTC can permanently store their equipment in the basement of the 923 S. East Ave. building for a monthly fee detailed below.

2. Additional Terms

- a. CTC will indemnify, defend and hold harmless the CHURCH from any and all damages, expenses or liability resulting from or arising out of, any negligence or misconduct on the part of CTC, or from any breach or default of this AGREEMENT which is caused or occasioned by the acts of CTC. CTC will insure that its employees and affiliates take all actions necessary to comply with the terms and conditions set forth in this AGREEMENT.
- b. CTC will insure that all reasonable measures are in place to ensure the safety of the members of CTC and their audiences.
- c. CTC will carry Event Liability Insurance and the CHURCH is to be an additional named insured party on the policy. CTC will provide a copy of the insurance policy to the CHURCH and provide proof on a yearly basis that the insurance policy is current.
- d. The CHURCH makes no representation as to the condition of the building and CTC accepts the building and all its components on an "As is, Where is and with All Faults" basis.
- e. No pyrotechnics are to be used at any time.
- f. CTC's yearly schedule of productions will be provided to the church no less than two (2) months before the first rehearsal.
- g. CTC is permitted access to the building outside of scheduled events for the purpose of accessing equipment, etc. However on Mondays through Thursdays between the months of September to May during the hours of 9:00 a.m. to 3:00 p.m. CTC is to alert the CHURCH to their presence in the building.
- h. CTC will not sublease all or any part of the premises or assign this AGREEMENT in whole or in part without the CHURCH's consent.

3. Costs

- a. CTC will provide the CHURCH \$800 for each production run. The money must be received by the church within one (1) month after the final performance. A five percent (5%) fee will be assessed, and reassessed every two weeks, if payment is late.
- b. Additional use of the building outside of this AGREEMENT, and the cost of such use, will be determined on a case to case basis.
- c. CTC will provide the CHURCH \$150 per month for the storage of their equipment in the basement which is to be paid by the first (1st) of each month. A five percent (5%) fee will be assessed, and reassessed every two weeks, if payment is late. The CHURCH is not responsible for any damage or theft of the equipment.

This AGREEMENT may be terminated at any time upon written agreement of the parties. Each party to this AGREEMENT may terminate its participation hereunder, with or without cause, by providing written notice to the other party at least (60) days prior to the effective date of such termination.

I have reviewed the above AGREEMENT and agree to the terms contained within it.

For Cohesion Theatre Company

For United Evangelical Church of Baltimore, MD

Brad Norris
Artistic Director
Cohesion Theatre Company

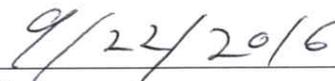
Mildred E. Funk
Council President
United Evangelical Church of Baltimore, MD

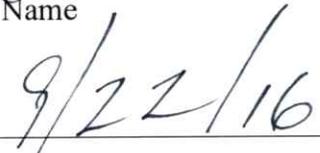

Signature


Signature


Print Name


Print Name


Date


Date