

LOCATION AGREEMENT

Picture: _____ Scripted Location: _____
 Production Co: _____
 Address: _____ Sets: _____

 Phone: _____

To Whom This May Concern:

1. I, the undersigned owner or agent, whichever is applicable, hereby irrevocably grants to _____ [NAME OF PRODUCTION ENTITY] ("Producer"), and its agents, employees, contractors and suppliers, the right to enter and remain upon and use the property, both real and personal, located at RIDGE ROUTE RANCH, 33814 Ridge Route Road, Lancaster, CA 93536 (the "Property"), including without limitation, all interior and exterior areas, buildings and other structures of the Property and owner's name, logo, trademark, service mark and/or slogan, and any other identifying features associated therewith or which appear in, on or about the Property, for the purpose of photographing (including without limitation by means of motion picture, still or videotape photography) said premises, sets and structures and/or recording sound in connection with the production, exhibition, advertising and exploitation of the _____ [TYPE OF PRODUCTION] tentatively entitled _____ [TITLE OF PROJECT](the "Picture").

2. Producer may take possession of said premises commencing on or about _____ [DATE] subject to change because of weather conditions or changes in production schedule, and continuing until the completion of all scenes and work required.

3. Charges: As complete and full payment for all of the rights granted to Producer hereunder, Producer shall pay to Owner the total amount of \$ _____, broken-down as follows:

	No. of Days				
Prep	_____	X	\$ _____	=	\$ _____
Shoot	_____	X	\$ _____	=	\$ _____
Strike	_____	X	\$ _____	=	\$ _____
Hold	_____	X	\$ _____	=	\$ _____
Site Manager	_____	X	\$ _____	=	\$ _____
Other	_____			=	\$ _____
				=	\$ _____

All charges are payable before completion of all work completed, unless specifically agreed to the contrary. Producer is not obligated to actually use the property or produce a _____ [TYPE OF PRODUCTION] or include material photographed or recorded hereunder in the Picture. Producer may at any time elect not to use the Property by giving Owner 24 hours written notice of such election, in which case neither party shall have any obligation hereunder.

4. Producer may place all necessary facilities and equipment, including temporary sets, on the Property, and agrees to remove same after completion of work and leave the Property in as good condition as when received (unless otherwise agreed by Property), reasonable wear and tear from uses permitted herein excepted. Signs on the Property may, but need not, be removed or changed, but, if removed or changed, must be replaced. In connection with the Picture, Producer may refer to the Property or any

part thereof by any fictitious name and may attribute any fictitious events as occurring on the Property. Owner irrevocably grants to Producer and Producer's successors and assigns the right, in perpetuity, throughout the universe, to duplicate and recreate all or a portion of the Property and to use such duplicates and recreations in any media and/or manner now known or hereafter devised in connection with the Picture, including without limitation sequels and remakes, merchandising, theme parks and studio tours, and in connection with publicity, promotion and/or advertising for any or all of the foregoing.

5. Producer agrees to use reasonable care to prevent damage to the Property and will indemnify and hold Owner harmless from and against any claims or demands arising out of or based upon personal injuries, death or property damage (ordinary wear and tear excepted), suffered by such person(s) resulting directly from any act of negligence on Producer's part in connection with the work hereunder.
6. All rights of every nature whatsoever in and to all still pictures, motion pictures, videotapes, photographs and sound recordings made hereunder, shall be owned by Producer and its successors, assigns and licensees, and neither Owner nor any tenant, or other party now or hereafter having an interest in said property, shall have any right of action against Producer or any other party arising out of any use of said still pictures, motion pictures, videotapes, photographs and or sound recordings, whether or not such use is or may claimed to be, defamatory, untrue or censurable in nature. In addition, neither Owner nor any tenant, nor any other party now or hereafter having an interest in the Property, shall have any right of action, including, but not limited to, those based upon invasion of privacy, publicity, defamation, or other civil rights, in connection with the exercise of the permission and/or rights granted by Owner to Producer. If there is a breach by Producer hereunder, Owner shall be limited to an action at law for monetary damages. In no event shall Owner have the right to enjoin the development, production, distribution or exploitation of the Picture.
7. Force Majeure: If because of illness of actors, director or other essential artists and crew, weather conditions, defective film or equipment or any other occurrence beyond Producer's control, Producer is unable to start work on the date designated above and/or work in progress is interrupted during use of the Property by Producer, then Producer shall have the right to use the Property at a later date to be mutually agreed upon and/or to extend the period set forth in Paragraph 2, and any such use shall be included in the compensation paid pursuant to Paragraph 3 above.
8. At any time within six (6) months from the date Producer completes its use of the Property hereunder, Producer may, upon not less than five (5) days prior written notice to Owner, reenter and use the Property for such period as may be reasonable necessary to photograph retakes, added scenes, etc. desired by Producer upon the same terms and conditions as contained in this agreement.
9. Owner warrants that neither he or anyone acting for him, gave or agreed to give anything of value, except for use of the Property, to Producer or anyone associated with the production for using said Property as a shooting location.
10. Owner represents and warrants that he/she is the owner and/or authorized representative of the Property, and that Owner has the authority to grant Producer the permission and rights granted in this agreement, and that no one else's permission is required. If any question arises regarding Owner's authority to grant the permission and rights granted in this agreement, Owner agrees to indemnify Producer and assume responsibility for any loss and liability incurred as a result of its breach of the representation of authority contained in this paragraph, including reasonable attorneys' fees.

11. If there is a dispute between the parties, Owner's remedies will be limited to an action at law for money damages, and in no event will Owner have the right to seek injunctive or equitable relief or to otherwise enjoin the production distribution, marketing or exploitation of the Picture. This agreement constitutes the entire understanding between the parties, supersedes any prior understanding relating thereto and shall not be modified except by a writing signed by the parties.

AGREED & ACCEPTED *for Producer*:

Signature

Print Name

Title

AGREED & ACCEPTED TO:

Print Name

Signature

*RIDGE ROUTE RANCH
33814 Ridge Route Road
Lancaster, CA 93536
Address*

*(661) 817-3482
Phone No.*