



U-Turn Sports Performance Academy
2101 Maywill St.
Richmond, VA 23230
804-358-2775
u-turn.org

Facility Rules

User and User's participants, employees, and other third parties (other than the Owner), who may enter the Facility or the Property during the Rental Period, agree to abide by the rules of the Facility.

Waivers

User must obtain liability waivers from all participants prior to the rental period.

Insurance (Company/Organization)

User has, and shall maintain throughout the term of this Agreement, general liability insurance, naming Owner as an "additional insured", in an amount of coverage not less than \$1,000,000.00 per occurrence, including personal injury and property damage. Prior to the use of the Property, User agrees to deliver to Owner a certificate of insurance and endorsement by an insurance company satisfactory to Owner, which names Owner and Owner's Landlord as an additional insured and provides that the insurance company must provide the Owner with at least ten (10) days prior written notice of any cancellation or reduction in coverage. The Certificate of Insurance and Endorsement must state that the User's General Liability policy is Primary and Noncontributory. If the User's rental involves sports activities, then the certificate of insurance must specifically state that the Liability coverage includes Participant Legal Liability and will respond to Liability claims made by athletic participants.

Indemnification

The User assumes and agrees to be fully and exclusively responsible for the safety of the persons and property of all participants in the events during the Rental Period, including, without limitation, employees, participants, associates, guests, spectators and any members of the public in attendance at any of the events being held by the User at the Facility. The User shall defend, indemnify, and hold the Owner, its officers, employees, and agents harmless from and against any and all liability, loss, expense, including reasonable attorneys' fees, or claims for injury or damages arising out of the performance of this Agreement but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims of injury or damages are caused by or result from negligent or intentional acts or omissions of the User, its officers, agents, employees, participants, associates, guests, spectators and any members of the public in attendance at any of the events being held by the User at the facility. The undersigned parties each acknowledge that they are authorized to enter into this Agreement, they have read all of its terms and conditions, and they understand and agree to abide by the rules and guidelines set forth.