

LOCATION AGREEMENT

Jeffrey Epstein
(Name of Owner of Property)
9 E 71st St
(Address)
New York, NY 10021
(City, State, Zip Code)

Dated as of: Tuesday, April 15 2015

Location and Description of Property: 9 E 71st St, New York, NY 10021 – Exterior Filming Only

Commencing on or about:
Shoot: Tuesday, April 21, 2015

- 1. For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, you hereby grant to SHADOW INFIRMARY PRODUCTIONS, LLC ("Producer") and its licensees, successors and assigns the right to enter and remain on the Property until all scenes and work are completed and to photograph, film, tape, record and reproduce the Property and scenes thereon (interior and/or exterior, including signage) (such photography, film, tape and other recordings collectively, the "Recordings"), and the exclusive right (but not the obligation) to use, reproduce, exhibit and otherwise exploit the Recordings, in whole or in part, in any and all media now known or hereafter devised, throughout the world, in perpetuity.
2. Producer may: (a) bring personnel, equipment, props and temporary sets onto the Property, provided Producer shall remove the same upon completion of work and all sets, props and equipment shall remain Producer's property and shall not become fixtures by reason of their use on the Property; (b) visit, story-board, or otherwise inspect the Property at reasonable times to plan and set up prior to photography; (c) re-enter the Property after completion of principal photography for the purpose of making added scenes and retakes; and (d) use the real and/or a fictionalized name(s) for the Property. The rights granted herein are in addition to and shall not limit any rights which Producer may have or enjoy as a member of the public.
3. You realize that in photographing or otherwise recording the Property, which is at substantial cost to Producer, Producer is relying upon the rights and privileges granted hereunder, and you will not receive and will not claim any further consideration.
4. Producer shall solely and exclusively own and control all rights, title and interest of whatever nature (including without limitation all copyrights) in and to the Recordings, throughout the world, in perpetuity.
5. Producer hereby agrees to hold you harmless of and from any and all liability and loss that you may suffer or incur by reason of any accidents or other damage to the Property negligently caused by Producer (ordinary wear and tear excepted). Your sole remedy for a breach by Producer of any of Producer's obligations hereunder shall be an action at law for money damages, it being agreed that in no event shall you, your successors and assigns, or any other party now or hereafter having an interest in the Property, seek or be entitled to injunctive or other equitable relief, to rescind, revoke or restrain this agreement or any of the rights or privileges granted hereunder, or to enjoin, prevent or otherwise interfere with the distribution, exhibition or other exploitation of the Recordings.
6. You agree that before, during and after the term hereof, you shall not disclose, publish, distribute, make use of or otherwise exploit, whether orally, in writing or by any electronic or other means (including, without limitation, via newspapers, magazines, television or radio programs, websites, blogs, social networks, posts, e-mails, texts, photos, etc.), any material or information regarding Producer's use of the Property and/or the motion picture(s) being produced by Producer, including without limitation any script(s), plot(s), locations, footage, characters, or the identity of the production, the network, or any performer, writer, director or other personnel.
7. You hereby represent and warrant that you own and/or control the Property and have the full right, power and authority to enter into this agreement and grant the rights herein granted, and that the consent of no other party is necessary for Producer to use the Property or to exercise or enjoy the full rights and privileges granted herein. You agree to indemnify and hold Producer and its licensees, successors and assigns harmless from and against any and all loss, costs, liability, damages or claims of any nature arising from or relating to a breach of the foregoing warranty.
8. This Agreement may be executed in two or more counterparts each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument

Very truly yours,
SHADOW INFIRMARY PRODUCTIONS, LLC
By: _____

ACCEPTED AND AGREED TO:

(Owner of Premises or Authorized Agent for Owner)