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Conjunctivitis A Complex and Multifaceted Disorder

Zdenek Pelikan

Note: This is not the actual book cover

JSMAC Event Proposal: Live Music in the Museum

Title: In Tune
Proposed Date: Thursday, April 24 from 5-7pm
Committee: Carly Schoonhoven, Christie Hejlska and Jeffrey Trossen

Executive Summary

JSMAC presents In Tune, a night of live music performed by students in the Student Lounge of the JSMAC. In Tune is a program that will occur every year to showcase 10 of 20 student musicians and musical groups. Students will gather in the JSMAC student lounge to present their artistic skills to an audience of their peers. This will provide student involvement in the museum and support outreach to a diverse group of students on campus. Student acts will vary from a cappella groups to jazz ensembles and acoustic bands. For the first In Tune, On the Rocks, Devil and Mind the Gap will perform for 30-45 minutes each from 5-7pm. They have been contacted and would be willing to participate in exchange for marketing from the JSMAC if they are available on our approved date. Our proposed date is April 24, but we would be open to any weekday during Spring term.

Mission Statement

In Tune will offer University of Oregon student musicians an opportunity to showcase their skills in a safe and accepting environment. It will also serve JSMAC's mission and the mission of the JSMAC by involving students in the museum's programming and increasing their appreciation and enjoyment of the arts.

SWOT Analysis

Strengths
Give student musicians a new venue to showcase their skills
Will bring in a group of students that may not have a reason to go to the museum otherwise
Opportunity to showcase the Student Lounge as a multi-purpose event space for students

Weaknesses
With our small budget it may be hard to find groups that are willing to perform on a volunteer basis
We will need a very strong marketing campaign to get students to attend the event, being that the JSMAC is not currently known as a live music venue
We will need all performances to be acoustic, limiting the types of acts we can book.

Opportunities
Gain new student members
Increase museum awareness
Offer a new programmatic event to JSMAC

Threats
Conflict with other live music events on town and on campus
Lack of student awareness of JSMAC as a music venue

COMMERCIAL LEASE AGREEMENT

This Commercial Lease Agreement (Lease) is entered into on this ____ day of _____, 20____, by and between _____ (Landlord) and _____ (Tenant). Landlord is the owner of land and improvements whose address is: _____ Landlord makes available for lease a portion of the Building designated as _____ (Leased Premises).

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the provisions set forth herein.

THEREFORE, in consideration of the mutual promises contained herein, and for other good and valuable consideration, it is agreed:

Term

The Initial Term of the Lease shall begin on the ____ day of _____, 20____, and end on the ____ day of _____, 20____. Landlord shall use its best efforts to put Tenant in possession of the Leased Premises on the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

Tenant may renew the Lease for one extended term of _____. Tenant shall exercise such renewal option, if at all, by providing written notice to Landlord not less than ninety (90) days prior to the expiration of the Initial Term. The renewal term shall be at the rental set forth below and otherwise upon the same covenants, conditions and provisions as contained in this Lease.

Rent

Tenant shall pay to Landlord during the Initial Term rent of _____ Dollars (\$) per year, payable in installments of _____ Dollars (\$) per month. Each installment payment shall be due in advance on the first day of each calendar month during the lease term to Landlord at the following address:

The rental payment amount for any partial calendar months included in the lease term shall be prorated on a daily basis.

Tenant shall also pay to Landlord a "Security Deposit" in the amount of _____ Dollars (\$).

Duly Marked			California Unsecured Note		
Promissory Note (Real Estate, Real Estate Payments)					
Date _____	City _____	State _____			
Property Address _____					
1. BORROWER'S PROMISE TO PAY					
In consideration of the sum of _____ Dollars (and interest) I promise to pay U.S. \$ _____ (this amount is called "principal"), plus interest, to the order of the Lender. The Lender will make all payments under this Note in the form of cash, check, certified funds in money order at the option and direction of the Lender. I acknowledge that the Lender may transfer this Note. The lender or assignee who takes this Note by transfer and who is entitled to receive payments under this Note is called the "New Holder."					
2. INTEREST					
Interest will be charged on unpaid principal until the full amount of principal has been paid. I will pay interest at a yearly rate of _____%. The interest rate required by this section in the case of a late payment shall be _____% per annum.					
3. PAYMENTS					
(A) Time and Place of Payments					
I will pay principal and interest by making a payment every month. I will make my monthly payments on the _____ day of each month beginning on _____ and will make these payments every month until I have paid all of the principal and interest and any other charges described below that I owe under this Note. Each monthly payment will be applied as follows: _____ of the scheduled due date and will be applied to interest before principal. If on _____ I will owe amounts under this Note, I will pay these amounts in full on that date, which is called the "maturity date." I will make my monthly payments at _____ or at a different place if requested by Lender.					
(B) Amount of Monthly Payments					
My monthly payment will be in the amount of U.S. \$ _____.					
4. BORROWER'S RIGHT TO PREPAY					
Borrower reserves the right to prepay this Note in whole or in part, prior to maturity, without penalty.					
5. LEND CHARGES					
If a law, which applies to this loan and which sets maximum loan charges, is finally interpreted so that the interest or other loan charges collected or to be collected in connection with this loan exceed					

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