



INDEPENDENT TRAINER PROGRAM

510 Madison tenants may utilize independent trainers at The Studio at 510 under the following program to ensure that the fitness center and the facility's property is a safe and amenable environment for everyone.

Coordinate the following requirements with a fitness center representative. Contact fitness@510madisonfitness.com to begin the process today. ***IMPORTANT: Steps 1. - 4. must be in place prior to the first session anywhere within 510 Madison property—no exceptions.***

1. **PERSONAL TRAINING CERTIFICATE** – All trainers must provide and maintain a Personal Training Certification with an NCCA-accredited organization (such as NASM or ACE).
2. **CPR/AED CERTIFICATION** – All trainers must have a current CPR/AED certification.
3. **INSURANCE** – All trainers must provide two insurance certificates *with Additional Insured Endorsements*. Providing only COI's (without the endorsements) is not acceptable. See the insurance requirements provided in the attached INDEPENDENT TRAINER AGREEMENT.
4. **SIGNED AGREEMENTS** – All trainers must sign the Independent Trainer Agreement, which is provided directly to the trainer upon receipt and approval of all certifications and insurance.
5. **\$30 ADMINISTRATIVE FEE** – The Trainer is responsible for paying a \$30 administrative fee. This fee is paid upon the initial approval of the trainer, and with each subsequent annual renewal. The payment is made electronically by the trainer at the time of approval.
6. **ACCESS** –Independent Trainers are to be accompanied by the Tenant at all times in the Fitness Center. See the attached Rules & Regulations for additional information.



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COI ADDITIONAL INSURED

Prior to commencing onsite services, THE TRAINER must provide and maintain current two (2) certificates of insurance along with Additional Insured endorsements with coverage no less than \$1M General Liability/\$2M General Aggregate, with Additional Insureds Endorsements as follows:

CERTIFICATE #1

Certificate Holder

Boston Properties Limited Partnership
C/O: myCOI 1075 Broad Ripple Ave, Suite 313
Indianapolis, IN 46220

Additional Insureds

Boston Properties Limited Partnership, a Delaware limited partnership;
Boston Properties LLC, a Delaware limited liability company
BP 510 Madison Ave LLC, a Delaware limited liability company
BP 510 Madison HC LLC, a Delaware limited liability company
BP 510 Madison LLC, a Delaware limited liability company
BP Management, L.P., a Delaware limited partnership
BP Services TRS LLC, a Delaware limited liability company
BXP, Inc., a Delaware corporation

CERTIFICATE #2

Certificate Holder

FITLORE, LLC
114 W. Houston, Suite 3
New York, NY 10012

Additional Insureds

FITLORE, LLC
and all FITLORE, LLC, officers,
directors, shareholders, partners,
principals, investors, members,
employees, agents successors and
assigns.



INDEPENDENT TRAINER PROGRAM

RULES & REGULATIONS

- THE TRAINER is not allowed to solicit new clients, at any time, while in THE STUDIO AT 510 or on the premises at 510 MADISON.
- No duo or group sessions are permitted unless previous arrangements have been agreed to by 510 MADISON and THE TRAINER's client.
- THE TRAINER may not, in any way, utilize THE STUDIO AT 510's equipment, space or resources for personal use.
- Smoking is not permitted in or around the premises.
- Aggressive behavior: Fighting, horseplay, heckling, or any other aggressive behavior—verbal or physical—is strictly prohibited and will result in immediate termination of rental agreement and removal from the premises. The same would apply for stealing.
- Yelling, cursing, and derogatory language are strictly prohibited.
- THE TRAINER must be respectful and courteous to all members and employees of 510 MADISON.
- THE STUDIO AT 510's offices, office equipment and reception areas are off limit. Use of phones, computers etc. must come with explicit consent from a manager of 510 MADISON (for every use).
- Equipment, furniture, fixtures, and artwork are not to be moved by THE TRAINER.
- All garbage and waste must be properly disposed of. It is THE TRAINER's responsibility to leave the space in the condition in which it was found.
- THE TRAINER is responsible for re-racking and returning to its proper space all equipment after use.
- Use of cell phones or other electronic devices outside of workout use are strictly prohibited within THE STUDIO AT 510.
- Food and drink is strictly prohibited in THE STUDIO AT 510 and in the locker room. (Exceptions: water bottles, sports drinks.)
- Dropping heavy weights and or throwing equipment against the floors or walls is strictly prohibited.
- THE TRAINER is not allowed to store their belongings in THE STUDIO AT 510.
- THE TRAINER should use daily lockers when necessary. DO NOT leave your belongings on the ledges, corners, or other areas on the gym floor.
- 510 MADISON reserves the right at any time to terminate and/or suspend the outside TRAINER privileges of THE TRAINER for failure to comply with any of the Rules and Regulations, Rental Terms, or for conduct that 510 MADISON determines to be improper or detrimental to THE STUDIO AT 510, THE STUDIO AT 510's members, vendors or other associates.
- THE TRAINER should represent themselves as that, and workout in proper "athletic apparel" such as athletic pants, shorts or tights, t-shirt, and athletic footwear. NO dress clothes, boots, skirts, jeans, flip-flops, open toe shoes or shirtless individuals will be allowed at THE STUDIO AT 510.
- THE TRAINER agrees to always comply with 510 MADISON's Rules & Regulations while on the premise, as amended from time to time.