SNOWSTORM PROPERTIES LLC

CORPORATE HEADQUARTERS & LUXURY HOSPITALITY OPERATIONS

Villa Fodera - Private Villa/Mansion Estate

EXECUTIVE OFFICES
Villa Fodera Estate: 2175 Longview Dr, Bushkill, PA 18324
Shelton@snowstormproperties.com
Direct Executive Channel: (757) 589-0577

COMMERCIAL FILM, TELEVISION & PHOTOGRAPHY LOCATION AGREEMENT

PRODUCTION & MEDIA BASECAMP

Dual-Structured Production Framework: This Commercial Production Location Agreement is entered into between **Snowstorm Properties LLC / Villa Fodera LLC** ("Licensor/Venue") and the designated **Production Company / Producer** ("Licensee"). This contract establishes terms for commercial filming, photography, equipment staging, basecamp operations, crew cast lodging (up to 20 overnight occupants), and access across the private 6,000 sq. ft. mansion and 7-acre gated grounds.

1. PRODUCTION CLASSIFICATION & PROJECT SCOPE (SELECT ALL THAT APPLY)

- ☐ Feature Film / Motion Picture
- ☐ Television Series / Episode
- ☐ Commercial / Brand Advertisement
- ☐ Editorial / Fashion Photoshoot
- ☐ Music Video Production
- ☐ Documentary / Docuseries
- ☐ Commercial Product Photography
- ☐ Reality TV / Digital Broadcast
- ☐ Other Media Project: _____

2. PRODUCTION ENTITY, PROJECT DETAILS & STAGING SCHEDULE

Production Company / Entity:	_____	**Producer / Location Mgr:**	_____
Production Billing Address:	_____	**Cell Phone & Direct Email:**	_____
Project / Working Title:	_____	**Booking / Contract Ref:**	VF-PROD-LOC-_____
Production Dates:	Load-In: _____/_____/202___ | Wrap / Load-Out: _____/_____/202___	**Total Cast & Crew Size:**	[ ] 1–15 [ ] 16–35 [ ] 36+
Authorized Daily Shoot Hours:	Call Time / In: _____:_____ AM/PM — Wrap / Out: _____:_____ AM/PM	**Overnight Cast/ Crew:**	[ ] Yes (Max 20) [ ] Day Only

3. LOCATION FEES, INFRASTRUCTURE & PRODUCTION VALUATION SCHEDULE

Category	Investment	Scope & Service Description	Billing & Settlement Channel
Basecamp Lodging (Residential)	$ _____	Exclusive private estate lodging for key cast and crew (up to 20 overnight guests across all suites).	Production Wire / Villa Fodera LLC.
Location Site Fee (Shoot Days)	$ _____	Full commercial shoot buyout: video villages, internal mansion sets, deck staging, and 7-acre wooded perimeter.	Direct to Snowstorm Properties LLC.
Prep & Strike Days (If applicable)	$ _____	Authorized reduced-rate hours or days allocated strictly for advance equipment load-in, set dressing, and strike.	Direct to Snowstorm Properties LLC.
On-Site Location Liaison & Safety	$ _____	Mandatory facility manager: 53-ft trailer staging, high-voltage load monitoring, parking queues, and logistics.	Direct to Snowstorm Properties LLC.
Production Turnover & Post-Strike Cleaning	$ _____	Post-wrap commercial restoration, floor buffing, industrial refuse extraction, and estate turnover.	Direct to Snowstorm Properties LLC.
Subtotal (Production Services)	$ _____	**Excludes overnight residential lodging accommodation and applicable Pennsylvania state taxes.**	
PA State Commercial Services Tax (6%)	$ _____	Mandatory Commonwealth of Pennsylvania commercial sales & service tax on production subtotal.	
TOTAL PRODUCTION AUTHORIZATION	$ _____	**Complete turn-key production authorization (Production Subtotal + PA 6% Tax).**	
TOTAL PACKAGE (LODGING INCLUDED)	$ _____	**Comprehensive Combined Investment: Basecamp Lodging + Total Production Authorization.**	

4. PAYMENT MILESTONES & PRODUCTION SECURITY DEPOSIT

MILESTONE 1: NON-REFUNDABLE LOCATION DEPOSIT

Deposit Due: $ _____ (Due upon contract signing)
Purpose: Formally secures the shoot dates on the master calendar, locks exclusive estate availability, reserves production marshals, and initiates municipal clearance. Non-refundable upon receipt.

MILESTONE 2: FINAL SETTLEMENT & SECURITY HOLD

Remaining Production Balance: $ _____ (Due 14–30 days prior)
Refundable Damage & Overtime Hold: $ _____
[Refunded within 7 business days post-wrap pending zero structural damage or unauthorized shoot overrun]

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PRODUCTION STANDARDS, LOCATION RELEASES & OPERATIONAL PROVISIONS

LEGAL PROVISIONS

5. PRODUCTION STANDARDS, FACILITY PROTECTION & BASECAMP RULES

1. **Location Release & Intellectual Property Rights:** Licensor hereby grants Licensee the irrevocable, worldwide right to photograph, film, record, and reproduce the exterior and interior architectural features of Villa Fodera in connection with the production identified in Section 2, across all media now known or hereafter devised in perpetuity. Licensor retains all trade names and corporate marks.
2. **Comprehensive Commercial Insurance (COI):** Prior to any load-in or equipment entry, Licensee must deliver a Certificate of Insurance (COI) verifying a minimum of **$1,000,000 to $2,000,000 Commercial General Liability**, Comprehensive Auto Liability for production vehicles, and Statutory Workers' Compensation, naming *Snowstorm Properties LLC* and *Villa Fodera LLC* as additional insureds.
3. **Floor Protection & Interior Care:** Hardwood floors, imported tile, custom moldings, and designer surfaces must be protected with layout board, Ram Board, rubber-backed mats, or tennis-ball/rubber feet on all C-stands, lighting tripods, dollies, and heavy camera rigs. No gaffer tape or adhesives that pull finishes may be applied to finished walls, custom doors, or wood cabinetry.
4. **Power, Generators & High-Voltage Loads:** Standard residential circuitry must not be overloaded. High-draw lighting packages (HMI, Maxi-Brutes, heavy continuous fixtures) must utilize tie-ins approved by the on-site Chief Facilities Engineer or external whisper-quiet mobile generator trucks positioned in designated bays.
5. **Heavy Vehicle Staging & Basecamp Corridors:** Production trucks, grip vans, honeywagons, and production trailers must park strictly in designated paved areas or reinforced gravel staging corridors capable of accommodating commercial vehicle weights. Driving or parking heavy axles on manicured lawn areas, irrigation zones, or septic absorption fields is strictly prohibited.
6. **Sound, Pyrotechnics, Drones & Special Effects:** Exterior high-decibel noise and amplified playbacks must terminate promptly at **10:00 PM** in compliance with township ordinances. The use of atmospheric haze, smoke, pyrotechnics, staged firearms/blanks, or commercial drone flights requires prior written consent from Licensor and applicable township permits.
7. **Wildlife & Bear-Proof Catering Protocols:** Craft service and catering setups must maintain strict mountain wildlife hygiene. All food scraps, grease trays, and food packaging must be double-bagged and placed directly into the estate's heavy-duty bear-proof receptacles. Food or open garbage left outdoors unattended overnight is strictly forbidden.
8. **Alterations, Set Dressing & Full Restoration:** No permanent structural or cosmetic changes may be made to the estate. Pictures, wall art, or staging elements moved during filming must be documented, safely stored, and returned to their original positions during post-production strike at Licensee's expense.

6. OVERTIME, SHOOT OVERRUNS & CANCELLATION

Production schedules must adhere strictly to agreed hours. Authorized overruns beyond scheduled wrap times will be billed against the held security deposit at the agreed hourly rate of $ _____ / hour. Cancellations made within fourteen (14) days of scheduled load-in forfeit the non-refundable deposit.

7. FORCE MAJEURE & WEATHER CONTINGENCY

If extreme inclement weather or Acts of God (such as blizzards or severe storm warnings rendering road transit hazardous) prevent filming, Licensee may reschedule production days without penalty fees, transferring 100% of paid location fees to mutually agreed future shoot dates within twelve (12) months.

8. INDEMNIFICATION & HOLD HARMLESS

Licensee agrees to defend, indemnify, and hold harmless Snowstorm Properties LLC, Villa Fodera LLC, its owners, and staff from and against any and all claims, liabilities, losses, damages, or costs (including reasonable legal fees) arising out of personal injury, property damage, or operational negligence caused by Licensee's cast, crew, contractors, or equipment while occupying the premises.

9. BINDING EXECUTION & LOCATION AUTHORIZATION

By affixing authorized signatures below, the parties confirm they have read, understood, and agreed to all production rights, financial schedules, location guidelines, and liability terms set forth in this 2-page Location Agreement.

Authorized Production Representative / Producer Signature
Printed Name: _____
Title / Production Company: _____
Date: _____ / _____ / 202___

Authorized Executive Signature (Licensor)
For: **Snowstorm Properties LLC / Villa Fodera LLC**
Printed Name: **Shelton G. Snow, MBA**
Date: _____ / _____ / 202___