



Full Sim Lease Agreement

1. NMC Virtual Worlds

NMC Virtual Worlds is a program of the New Media Consortium, an international 501(c) 3 not-for-profit consortium of nearly 250 world-class colleges, universities, and research centers. The mission of *NMC Virtual Worlds* is to help learning-focused organizations to explore the potential of virtual spaces in a manner that builds on community knowledge, is cost-effective, and that ensures high quality. *NMC Virtual Worlds* provides a palette of premium custom services for education and training that anticipate and meet the needs of its institutional and individual clients.

2. Nature of Agreement

NMC Virtual Worlds will rent a full sim (island) in Second Life under the terms outlined in this agreement.

3. Use of the Leased Land

As the tenant, you will have full use of the sim with owner permissions. Sims are fully terraformable.

4. You Have Full Control!

Your sim will be deeded to an owner-avatar or group of your choosing, with all the options of group membership. You may limit access to your sim if you choose, parcel it in any way you like, operate "G-rated" businesses, or use it in any other way you wish, subject to the NMC's Code of Conduct.

5. Code of Conduct

The central purpose of the *NMC Campus Estates* is to provide a space for insightful interaction, collaboration, learning, and experimentation. Our overall goal is to encourage the exploration of the potential of virtual environments. The *NMC Campus Estates* are intended to both inspire creative ideas and stimulate thoughtful discourse related to the potential of such spaces. As such, all visitors to the *NMC Campus Estates* are asked to adhere to these two rules of conduct:

1. The *NMC Campus Estates* is a "G-rated" safe area intended for people not familiar with virtual worlds to quickly become comfortable with these environments. The rules and standards for appropriate conduct language and behavior for the *NMC Campus Estates* are the same as one would expect to find in a model 21st century workplace.
2. We encourage visitors to explore all the islands in the *NMC Campus Estates*, and as they do so, to respect the many hours of work that went into conceptualizing, designing, and building them. As such, tenants and visitors are asked to limit building and rezzing activity to their own parcels, or to the public sandboxes are provided expressly for that purpose. The sim *NMC Labs* has been designated as a community sandbox available to all NMC members and lessees.

As a tenant, please help us keep the *NMC Campus Estates* a place where students and faculty at universities around the world can easily explore the potential of 3-D environments for dialog, discourse, knowledge sharing, and learning.

6. Terms

Please read this section carefully and initial here to indicate your agreement

- The point of contact for the leased parcel MUST remain in the "NMC Lessees" group in Second Life for as long as s/he is leasing land on *NMC Virtual Worlds*. This will be an important mechanism of group notices, news, etc.
- The tenant may terminate the agreement at any time. A refund will NOT be given for any time remaining on the tenancy. Special circumstances may be considered.
- To preserve the mission of *NMC Virtual Worlds*, we reserve the right to terminate the tenancy of any tenant deemed to be 'griefing' another tenant. This holds for the main account of the tenant, an alternate account, students, or others. These incidents will be dealt with on a case by case basis.

A refund will NOT be given for any time remaining on the tenancy. Special circumstances may be considered.

- These rentals are intended as an ongoing permanent agreement for as long as the tenant wishes. Under the extremely unlikely event that the sim is to be sold, or Second Life ceases to exist, *NMC Virtual Worlds* will refund the full amount of the last payment, regardless of where the tenant is in their rental period.
- The rental is not transferable to another organization. Point-of-contact changes should be submitted to *NMC Virtual Worlds* via email. A transfer fee may be charged to cover administrative expenses.
- Leases run on a 12 month cycle. Tenants will be given the right to extend or cancel the lease approximately 90 days before the lease ends.
- *NMC Virtual Worlds* reserves the right to increase the rental rates at the end of the contract. In the case of a system-wide price increase by Linden Lab, tenants will simply be notified of the increase at the time of lease renewal. Proposed price increases for other reasons, such as enhanced services for *NMC Virtual Worlds* tenants, will first be discussed with the community and put to vote before a change is made.

7. Management and Payment Contact Information

NMC Virtual Worlds management contact for this Lease Agreement is:

Nancy Reeves - Director, Member Services
The New Media Consortium
6101 West Courtyard Drive
Building One, Suite 100
Austin, TX 78730

Tel (512) 445-4200
Fax (512) 445-4205
nancy@nmc.org
<http://virtualworlds.nmc.org/>
www.nmc.org

In world, contact Larry Pixel, CJ Carnot, Stella Costello, or send an IM to the NMC Campus group.

Billing and Payment Information:

Please make check payable to: The New Media Consortium

Send payment to:
The New Media Consortium
Attn: Nancy Reeves
6101 West Courtyard Drive
Building One, Suite 100
Austin, TX 78730

Tel (512) 445-4200
Fax (512) 445-4205
nancy@nmc.org

NMC Virtual Worlds Full-Sim Lease Agreement Form

BY BECOMING A TENANT, YOU ARE STATING THAT YOU HAVE READ, UNDERSTAND, AND AGREE TO THE TERMS, CONDITIONS AND GUIDELINES DESCRIBED ABOVE.

If there are any concerns or questions, please contact *NMC Virtual Worlds*.

Real First & Last Name:

Avatar First & Last Name:

Academic Institution:

Department or Unit:

Email Address:

Mailing Address:

City, State, Zip:

Country:

Phone Number:

Fax Number:

Please print or type information

Please describe your class or purpose for the land lease.

Please briefly describe your vision or goals for this activity.

A reservation for land will be made at the time of receipt of your signed lease. Please note that you will not be given access to the parcel until payment has been received and recorded. If *NMC Virtual Worlds* is unable to fill your order, the money will be refunded.

Amount of land/price requested:

The land requested is a full sim, 256x256 meters, and 15,000 prims. The annual rental fee is \$5,000. More than one sim can be rented if desired — if more are requested, please enter the number of sims needed here .

Services included in addition to the virtual land itself are sim management; basic security setup; configuration of estate managers, groups, and access; basic terraforming and landscaping; subdividing and parcel setup; sim configuration; and ongoing maintenance.

The sim(s) and these services can be folded into a “special NMC membership” package

Preferred sim name:

You may name your sim anything you wish, so long as it is no longer than 20 characters, contains only letters and numbers, and is not already in use. We will either order you a new sim or rename an existing sim, depending on NMC inventory.

Desired sim name(s)

The signatures below indicate acceptance of this lease agreement:

Your signature below indicates your written commitment to pay the amount associated with the amount of land you lease. Please return your signed agreement via fax to 512 445-4205, or send a scanned pdf copy via email to nancy@nmc.org

NMC Virtual Worlds:

Lessee:

Nancy Reeves, Director of Member Services

Signature of Primary Contact

Date

Date

The New Media Consortium
6101 West Courtyard Dr.
Building One, Suite 100
Austin, TX 78730
Tel (512) 445-4200
Fax (512) 445-4205
Email nancy@nmc.org

Institution

Thank you for leasing space with *NMC Virtual Worlds!*