



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 parcel of land 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 a parcel of land created for you. Land parcels are fully terraformable and the tenant may change it as he/she sees fit within some basic limits.

4. You Have Full Control!

Your parcel of land will be deeded to a group of your choosing. This affords you all the options you would have if you owned the land yourself! You will need to have the land deeded to one of your own groups, so only officers of your group will have full access to all the features and permissions of the land.

5. Media Textures

Creating many subdivisions and setting independent media textures for each can lead to lag, which adversely affects all other tenants. The policy of *NMC Virtual Worlds*, then, is to allow only one (1) audio/video stream per 512 sq meter parcel. If you require more, please contact *NMC Virtual Worlds*. Consider using a "radio" or "TV" that allows your group to change channels to view or hear different media.

6. Building Restrictions

Please remember *NMC Virtual Worlds* is a community for teachers and educators. You can build a SMALL shop/business if you wish. Strictly no malls, clubs, or seriously lag inducing scripts. There is a strict height limit of 25 meters above ground level for all structures.

The "look" of your buildings is left to your discretion. Please try to avoid garish textures and designs. *NMC Virtual Worlds* is the home to many respected institutions and organizations; it is a place to be proud of; it should not be treated as a junkyard. Neighbor complaints regarding design issues will be dealt with by *NMC Virtual Worlds* on a case-by-case basis, and could result in a directive for design changes.

SKYPODS or SKY PLATFORMS

Tenants are allowed to build these platforms on two conditions:

1. They are out of visual range, which is typically 300 meters or above.
2. They are built ONLY over your parcel of land (unless you negotiate with neighbors). *Please be aware that in building over a neighbor's land, you will be using their prim allotment!*

GIANT PRIMS

So-called "giant prims" may not be used without explicit permission of *NMC Virtual Worlds*.

7. Land Editing

Tenants can shape your land however you choose, but please bear in mind that parcels of land adjoin others. Discontinuities between parcels can have a jarring effect on residents.

With that in mind, please be respectful and mindful of your neighbors and don't raise your land (at the borders) much above your neighbor's property line. Basically your land and your neighbors land should run smoothly along the property line. If some other elevation is desired, please get permission from your neighbor and/or consult with *NMC Virtual Worlds*.

8. Planning Events, Using the Common Areas, and the Shared Calendar

Tenants in Educational Communities or on Large Lots can hold events and classes on their land, or in common areas, but you are requested to give *NMC Virtual Worlds* advance notice of any classes or events by placing such activities on your sim's shared calendar. Second Life sims (islands) can only support a limited number of avatars at a given time; at more than 40-50 concurrent avatars, the sim's performance diminishes significantly.

If you want to use any of the common spaces available to Educational Communities (amphitheatre, meeting spaces, gallery) or if you expect a large group of students, colleagues, or constituents on your plot on a given day/time, please be sure to schedule it on the community planning calendar. All lessees will be given access to a special Google Calendar for this purpose.

Listing events on the Second Life "events" list is not permitted. If you have special needs, please contact *NMC Virtual Worlds* manager.

9. 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* is a place intended to both inspire creative ideas and stimulate thoughtful discourse related to the potential of such spaces. It has been designed to be playful, yet serious at the same time.

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 their own islands, and 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 it. 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 *Research 4* has been designated a public sandbox.

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.

10. Security

Some privacy settings for parcels deeded to your group result in a restriction of air space, making flying around the island more difficult. Avatars "not allowed" will view a red barbed wire fence surrounding your land. Tenants are asked to make your parcel open to all (no boxes checked on the "Access" tab of the "About Land" menu).

If you wish to ban an avatar, you can do so through the "Ban" tab. If a particular person causes grief to you, s/he will be banned from the sim — contact *NMC Virtual Worlds* to allow us to do that.

11. Sim Access

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

- Access will be open to anyone. If you have problems with a particular griefer, IM Larry Pixel, CJ Carnot or Stella Costello to request a ban on any individual.
- *NMC Virtual Worlds* reserves the right to ban individuals from the sim.
- 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.

12. 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 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:

Number Desired	Unit	Dimensions (in virtual meters)	Prims	Annual Lease	Services Included
	Large Lots				Basic terraforming; landscaping; subdividing; configuration of land, security, and access; and ongoing maintenance.
	Full sim	256 x 256	15,000	\$5,000	
	Half Sim	128 x 256	7,500	\$2,800	
	Educational Communities				Access to common areas, Google Calendar, resource center, security services, and sim maintenance
	Qtr Sim	128 x 128	3,750	\$1,500	
	8192 sq m	128 x 64	1,875	\$800	
	4096 sq m	64 x 64	938	\$400	
	2048 sq m	64 x 32	469	\$200	
	1024 sq m	32 x 32	235	\$100	

Preferred sim and lot number:

Available lots on each rental sim are identified by a lot number. It is recommended that you visit the sims before signing this agreement, and select the lot(s) you prefer. Lots are assigned on a first-come, first-served basis, with the receipt of the signed lease by the NMC and/or payment as the determining factors. Please indicate the sim and the lot number you wish to rent. If the lot you indicate here is not available, a representative will contact you.

Sim name (s)

Lot number(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, Member Services

Signature of Primary Contact

Date

Date

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

Institution
Phone
Email

Thank you for leasing space with *NMC Virtual Worlds*