

The Hyve LV Private Office Space Rental



This contract for the rental of a venue is made this day, _____, by and between **The Hyve LV**, hereafter referred to as the Owner, and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to temporarily rent, occupy, and make use of the Owner's venue, located at **4660 S. Eastern Ave #204 Las Vegas, NV 89119** and known as **The Hyve LV**, and

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

1. The Renter shall pay to the Owner the sum of \$ **975** no later than _____ **(recommended: 7 days before the commencement of the rental period)**. Of this amount, \$ **250** is a non-refundable deposit that will be applied to rental charges upon final settlement of accounts. The remainder, \$**250**, is for damages/security deposit which will be returned to the Renter upon settlement, minus any charges for actual damages done to the venue by Renter or his/her associates.
2. The Renter shall have access to and use of the venue from _____ o'clock on _____, to _____ o'clock on _____, for the purpose of private office use by the Renter. Owner shall provide to Renter all keys, access control codes, and other items necessary to give Renter such access no later than **5 days prior to rental commencement**.
3. The full rental fee for the use of the venue described in (2) above shall be \$ **475 per month due on the 1st of each month**. The balance of the rental fee due, less the non-refundable deposit described in (1) above, shall be payable to the Owner upon the expiration of the rental period described in (2) above.
4. Within **14 days** of the rental period's expiration, Renter shall tender to Owner the rental fee balance due, and all keys and other access control devices in his/her possession.
5. Renter shall remove all personal property, trash, and other items that were not present in the venue when Renter took control of it.
6. Upon Renter's completion of his/her obligations under (4) and (5) above, the Owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the venue by Renter and/or Renter's associates, guests, invitees, contractors, and



all other persons whatsoever who enter the venue during the rental period, whether or not such persons did so with Renter's knowledge or consent.

7. In the event that Renter fails to pay the balance due within the time period agreed upon in this contract, interest shall accrue upon the unpaid balance at the rate of **5%** per year until it is paid. Renter shall also be liable to the owner for any legal fees, court costs, and other expenses associated with collection.

8. Renter will be liable for any physical damages, legal actions, and/or loss of reputation or business opportunities that Owner may incur as a consequence of the actions of Renter or any of Renter's guests while Renter is in control of the venue, and shall indemnify and hold harmless the Owner against any and all legal actions which may arise from Renter's use of the venue.

9. Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

In witness to their understanding of and agreement to the terms and conditions herein contained, the parties affix their signatures below.

Renter's Signature, date	Owner's Signature, date
Printed Name	Printed Name Georgene' Glass; Owner CFO Jeffery Thompkins; CEO
Address	Address 4660 S. Eastern Ave #204
City, State, Zip Code	City, State, Zip Code Las Vegas, NV 89119

