



Facility Rental Agreement with Rental Rules

Sykora Investment Properties, LLC (Lessor) hereby leases unto the lessee, the multipurpose conference room located at 4501 N Hwy 7, Suite 17, Hot Springs Village, AR 71909.

1. Prepayment of hourly rental fee is required at the time of booking. Cancellation notice for scheduled hourly rentals must be received 48 hours in advance or renter forfeits ½ of rental fee. If cancelation is within 24 hours, 100% of rental fee will be charged.
2. The Lessee shall be liable and responsible for any and all damage, injury or illness to said premises or any person or property therein during the period of occupancy, and shall reimburse, indemnify, and save the lessor fully harmless thereof holding Lessor harmless from all claims and liability for losses of or damages to property or injuries to persons occurring in or about the Property. Lessor is not responsible for any loss of personal belongings or valuables of the Lessee or it's Guests. It is agreed that all Guests are expressly assuming the risk of any harm arising from their use of the Property or others whom they invite to use the Property.
3. Guests shall keep the Property and all furnishings in good order and shall only use furnishings and appliances for their intended purposes. All furniture, furnishings, appliances, cooking and serving utensils, and other personal property of the Lessor shall be left in good order and repair by Guests. Lessee and It's Guests agree to keep the Property and all parts of the Property in a clean and sanitary condition and free from trash, inflammable material, and other objectionable matter.
4. If Guests fails to leave such property in good order and repair, Lessor may make repairs and charge Lessee the cost of repair. Guests must not alter, change, or add to the Property without permission from the Lessor. Lessee shall refrain and ensure his/her Guests and invitees refrain from any conduct which a reasonable person would deem likely to annoy or disturb other Tenants nearby.



YKORA SHARED SPACE

#17 4501 N State HWY 7

5. Lessee shall notify Lessor of any necessary repairs to the Property as soon after the discovery thereof as possible.
6. Pets are not permitted.
7. Lessee shall not assign, transfer, or sublet this lease on said premises, or any part thereof.
8. Lessee shall keep the premises in a neat and orderly condition and free of rubbish and debris, which shall be picked up and removed from the premises immediately following any occupancy.
9. Smoking is not allowed inside building.

Signature: _____ **Date:** _____

Name: _____

Company: _____

Email: _____