

**LEASE/RENT SPACE AGREEMENT**

1. PARTIES

Lease or rental space Virtually or Physically, this agreement is made on \_\_\_\_\_\_\_\_\_\_\_\_\_\_(date), between\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_(renter) and ITMH Salon owners.

2. TERMS AND CONDITIONS

The renter agrees to rent the space. Rent for space is $\_\_\_\_\_per hour, day, week, or month (please circle one). Included in the rent is the salon space and basic utilities such as water & electricity. The renter is responsible for the orderliness, cleanliness and sanitation of his/her own space and that of any space or common area that he or she uses. Renter is responsible to pay for any breakage or damages to the space by him/herself or their clients. Renter may decorate space to his/her own taste, excluding paint.

The following agreement is for a virtual space or space \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ effective \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (date).

3. TERMINATION

A renter may be discharged from the premises for disruptive conduct. Any illegal or illicit acts on the premises will be grounds for immediate termination of rental agreement. Smoking is not permitted on the premises.

4. COMPENSATION

Rent for each hour, day, week, or month (please circle one) is due in advance on \_\_\_\_\_\_\_\_\_\_\_\_\_\_. There will be a $\_\_\_\_\_\_ late fee each day rent is late. If rent check bounce a fee of $\_\_\_\_\_\_\_ will be applied. If rent is one week late, this will act as notice to vacate and contents of space will be removed and space will be available to rent to another tenant. The renter may not assign this rental or sublet any portion of the premises. The renter may sell retail products with no part of the profit due to ITMH salon. All local, state, and federal taxes resulting from the sale of retail products are the responsibility of the renter selling the products or services.

5. ORDINANCES AND STATUTES

The renter shall comply with all statutes, ordinances and requirements of the city of Orleans, the State of Louisiana and Federal authorities. Fines resulting from a failure to be properly licensed or to meet licensing standards are the responsibility of the renter. The renter is a self-employed, independent contractor, not an employee of the owner or Landlord and is responsible for all taxes of any kind related to his/her business.

6. LICENSES

The renter, at his/her expense, must maintain a \_\_\_\_\_\_\_\_\_\_\_\_\_ License if applicable, issued by the State of Louisiana. The license must be publicly displayed on the premises at all times. The renter, at his/her expense, will maintain a current Independent Contractor and/or Renter License as applicable. Licenses must be available for review at all times.

7. ENTIRE AGREEMENT

This agreement may only be modified by a written addendum signed by both parties.

Renter’s Name\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date of birth\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Debit Card \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Expiration date \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ CVV \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Renter’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

If applicable:

License #\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_Expires\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ State \_\_\_\_\_\_\_\_\_

Owner’s Signature \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_