

Booth Rental Contract

This contract serves as a rental agreement entered into on the ____ day of _____ 2023 between the rentee:

_____ and renter: Tahnya Dixson, owner/member of Brown Sugar Suites LLC located at 7098 N. Shadeland Avenue, Suite J, Indianapolis, IN, 46220. Below are the terms, conditions, and requirements of renting salon space.

Space to be rented:

Monthly rent:

Rental start date:

Deposit (only applicable if move in date is after the 1st of the month):

Rentee's profession at time of agreement:

The space is to only be used as a beauty culture salon, providing services of cosmetology, barbering, or esthetics only.

Rentee must have and present proof of the following:

- Effective state licensing in Cosmetology, Barbering, or Esthetics
- General and professional liability insurance in the amount of \$1,000,000 or greater

Requirements & obligations of rentee:

- Any and all state required and non state required equipment, product, disinfectant, and other supplies required to conduct business
- Any and all communication, scheduling, payment, & marketing services
- Keep rental space clean, neat, and in a professional manner
- Dispose of trash into provided bin in lot

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- Any additional guests/clients of rentee are required to remain within rentees space throughout services
- Conduct themselves and their business in a professional manner at all times so as to not pose a nuisance or disturbance to the salon, its guests, or surrounding businesses
- Properly stored products, equipment, and containers which must be clearly labeled
- Clean and disinfect shampoo bowls after each use, tidy up any common space that has been used by rentee and rentees guests after use
- Abide by rules and regulations of the state board
- Keep rental and common space used in good condition, excusing normal wear and tear. Any abnormal damage to the flooring, walls, curtains and rods, blinds, shampoo bowls, or other salon property will be repaired or replaced at rentees expense.

Provided for Rentee by Renter:

- Wireless internet
- Mini fridge and microwave
- Shampoo bowls (shared)
- 24/7 access to salon
- Broom, mop, and trash bags

Rental Payment:

Rental payments are due in card (+4% processing fee), cashiers check, or money order in its full amount. No cash or personal checks. Full rental payments will be due no later than 11:59pm on the 1st day of each month. At 12:01am on the 2nd day of the month, payment is considered late. A \$25 late fee will be applied for each additional day late up to 10 days (\$250 maximum). At 10 days, rentee is subject to eviction and the maximum \$250 late fee. Once notified, rentee will have 48 hours to remove all belongings, return any keys, and restore

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the space to good condition. After this period, any leftover equipment becomes property of the salon.

Customizing your space:

Unfortunately, rentees are not able to paint or alter any walls.

General specifications and rules:

Only (1) one surge protector extension cord per outlet. Any blow dryers, fans, heaters, or equipment that utilizes great electrical force has to be plugged directly into the outlet.

No holes in walls. TV stand must be used if rentee has a TV. Command strips or adhesive tape must be used for anything hung on the wall.

No children unless being serviced. Children under the age of 13 must be accompanied by parent/guardian. Guests must not pose a risk or nuisance to the salon or surrounding businesses.

A 60 day notice must be given prior to moving out. If rentees end of term exceeds the 1st day of the new month, rentee is required to pay the full rental amount for that month as there are no weekly or daily rates.

A 60 day notice will be given for any rental increases.

Rentee name:

Rentee signature:

Renter name: Tahnya Dixson

Renter signature:

This is a legally binding contract.