NAIL SALON BOOTH RENTAL AGREEMENT

This Agreement (the "Agreement"), is made by and between _____ (the Lessor) and _____ (the "Lessee").

For and in consideration of the mutual promises and covenants contained in this Lease, Lessor does hereby leases to Lessee, and Lessee hereby leases from Lessor, the Nail Salon Booth upon the following terms and conditions.

Salon Booth

Subject to the terms and conditions of this Lease, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, a Salon Booth at _____. The location of the Salon is _____.

Term

The Lease shall commence on the _____ day of _____ and shall continue in full effect until the _____ day of _____.

Rent

Lessor agrees to pay rent to the Lessor in the amount of $_____ per _____ payable on the _____ day of every _____, in advance.

Late Charges

Any rent payment not made by the _____ day of the _____ shall be considered overdue. Rents not paid by _____ will be considered late. A late fee of $_____ will be added to rent not paid by _____.

Security Deposit

In consideration of Lessor leasing the said Salon Booth, the Lessee shall pay a security deposit in the amount of $ _____ This security deposit will be refunded to Lessee promptly following Lessee's performance of all obligations under this Lease.

Equipment

Lessor has provided the following equipment along with the Salon Booth: _____ _____

Lessor may equip the Salon Booth with Lessee's own equipment.

Condition of Salon Booth

Lessee agrees to maintain the Salon Booth in good condition at all times during possession and shall be certain that the Salon Booth is maintained in the condition as the Salon Booth were when first received by the Lessee.

Acceptable Use

Lessee shall use the Salon Booth solely for the operation of _____. Lessee shall not use the Salon Booth nor permit the Salon Booth to be used, for any other purpose or in a manner that violates any law, statue, ordinance or regulation now or hereafter in force and applicable to the Salon Booth.

Alterations

No substantial alterations, addition or improvement shall be made by Lessee to the Salon Booth without the permission of Lessor in writing. Such consent shall not be unreasonably withheld, but may include the Lessor's agreeing to restore the dwelling unit to its prior condition before moving out.

Right to Inspect

Lessor shall have the right to enter the Salon Booth at any reasonable time for the purpose of inspection.

Termination

Either party may terminate this Lease without cause by giving _____ days written notice to the other party. Upon the expiration or earlier termination of this Lease, Lessee shall return the Salon Booth to Lessor in good repair, condition and working order, ordinary wear and tear resulting from proper use thereof alone excepted.

Indemnity

Lessee shall indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including reasonable attorney's fees and costs, arising out of, connected with, or resulting from Lessee's use of the Salon Booth, including without limitation the manufacture, selection, delivery, possession, use, operation, or return of the Salon Booth.

Assignment and Subletting

Lessee shall not sublet the Salon Booth or assign this Lease without the prior written consent of the Lessor. Any such attempt to sublet or assignment by Lessee shall be a breach of this Lease and cause for immediate termination.

Severability

If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Lease shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

Entire Agreement

This Lease constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Lease. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both parties.

Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of _____.

Notices

Any Notice and other communications which either party desires to give the other, may be given either personally or by post through certified mail, to the following address:

Lessor _____
_____
_____

Lessee: _____
_____
_____

Waiver

The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Lessor does not waive Lessors right to enforce any provisions of this Lease.

_____
Lessor's Signature
Date _____

_____
Lessee's Signature
Date _____

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