**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 Salon Station upon the following terms and conditions.

**Salon Station**

Subject to the terms and conditions of this Lease, Lessor hereby leases to Lessee and Lessee hereby leases from

Lessor, a Salon Station 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 Station, 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 Station: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Lessor may equip the Salon Station with Lessee’s own equipment.

**Condition of Salon Station**

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

**Acceptable Use**

Lessee shall use the Salon Station solely for the operation of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_.

Lessee shall not use the Salon Station nor permit the Salon Station 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 Station.

**Alterations**

No substantial alterations, addition or improvement shall be made by Lessee to the Salon Station 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 Station 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 Station 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 Station, including without limitation the manufacture, selection, delivery, possession, use, operation, or return of the Salon Station.

**Assignment and Subletting**

Lessee shall not sublet the Salon Station 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 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_