

Granby SALON SUITES

SUITE RENTAL AGREEMENT

100 W 21ST ST. NORFOLK, VA 23517

This sublease agreement was made on _____ between: **Primary Lessor**, Mychell
(date)

Brewington, with a mailing address of 100 W 21ST St / Norfolk, VA 23517 AND **Tenant / Lessee**:

_____ with a mailing address of

_____.

This agreement refers to suite _____, located at the street address of 100 W 21ST Street / Norfolk, VA 23517 and shall consist of an approximately _____ sized workspace sufficient to operate the lessee's services. Lessee shall have the right to occupy the premises and operate said room as a business entity open to the public. Lessee agrees to all outlined terms and usage conditions. Lessee understands that he or she is responsible for all suite occupants at all times, even occupants unlisted. _____

(initials)

I. Period of Lease (Select One)

Six Months: This agreement shall begin on _____ and shall commence on _____. Either party may terminate this agreement upon term completion with an acknowledged 30-day written notice served to the other party. Failure to do so will result in continuance of lease terms, with dates extended to match the additional term.

Twelve Months: This agreement shall begin on _____ and shall commence on _____. Either party may terminate this agreement upon term completion with an acknowledged 30-day written notice served to the other party. Failure to do so will result in continuance of lease terms, with dates extended to match the additional term.

- If lessee chooses to separate from the premises or breach lease terms prior to date stated above, lessee is responsible for rental payment through the stated lease term. Early separation from the premises does not excuse rental payment responsibility through the above indicated lease term. If lease term lapses without a newly signed agreement, tenant is automatically placed on a month-to-month lease agreement with same provisions and requirements, all legally binding. _____

(initials)

II. Rental Payment

Lessee agrees to pay \$_____ per month through selected lease term, totaling \$_____ overall. All rental payments shall be paid on the first date of each month, with an extended grace period until the fifth of each month. After the fifth day, the lessee acquires \$50 per day in fees. If rental payments are not paid in full by the tenth day of each month, the lessee is considered breach of contract and is subject to immediate termination from the facility at the lessor's discretion. Lessee is still responsible for rental payments if this shall occur. Rental payments must be paid using cash, credit / debit card, money order or direct transfer. Checks are not acceptable forms of payment. Lessor will provide digital receipts for all payments made. Rent payments are non-refundable and non-transferable. This is a legally binding clause. _____
(initials)

III. Premises Condition and Occupancy:

- Lessee agrees to accept the premises in the present condition. Lessee understands that an initial \$200 deposit is due upon new lease agreeance, is non-refundable and will go towards any required maintenance prior to, as well as following the term of the lease.
- Lessor and Lessee agree that Lessee shall keep and maintain the premises in a clean and neat condition and in a good state of repair. At his or her own expense, lessee agrees to promptly repair any damage to the premises caused by any act or omission of lessee or any agent, employee, customer, guest, or invitee. Lessee and his or her guests / additional occupants shall not in any manner deface or damage the premises or any part thereof. Lessee will keep workspace clean and presentable, free of odor, pests, insects, debris and trash. Lessee will keep windowsills (if applicable) presentable and clean, free of linens, décor, stickers and posters. Lessee agrees to make no structural change or other alteration to the premises without the prior written consent of lessor. Lessee agrees to keep all walls free of any paint or unapproved wallpaper. Wallpapers must be approved in writing by lessor prior to installation.
- Lessee agrees to depart the premises with the present conditions intact, to include a clean, structurally appropriate, and empty workspace. Lessee agrees to leave all provided communal furniture (if applicable) upon departure. Lessee agrees to remove any wall décor or sticker decal prior to tenancy departure. Lessee agrees to have all personal items removed from premises upon immediate completion of the lease term. Lessee understands that any remaining belongings will be disposed of following the tenant's departure and may be subject to an additional fine to be obtained in court if applicable.
- Lessee understands that occupancy agreement is specific to him / her and indicated, approved team. Lessee may not list space for short- or long-term sublease in any manner, including AirBnb and Vrbo. Any additional shared space or sub-tenancy suite occupants must be acknowledged and approved by lessor in writing.
- Lessee agrees not to publicly deface premises, owner, or other shop-occupants. Lessee agrees to conduct appropriately and respectfully regarding premises, owner, and other shop-occupants on social media platforms.

- Lessee agrees to conduct legal business on the premises. Lessee agrees to respectful conduct from him or herself, as well as guests. Violence, illegal activities and disrespectful / disruptive conduct by lessee or guests will be considered in breach of agreement. Lessee is also responsible for guests and co-occupants in this regard.
- At Granby Salon Suites, we pride ourselves on being a supportive, collaborative environment. Lessee agrees to respectfully market his or her own business, not to target the clientele of other occupants in the same sector of work. Lessee agrees to respect other occupants and guests, careful not to disrupt the positive working environment.

III. Equipment and Personal Property / Parking:

- Lessee shall use the premises for providing approved and legal services. Lessee shall not use the premises nor permit the premises to be used in any manner that violates any law.
- Lessee is responsible for replacement of any broken common / shared area appliances, structural elements and / or furnishings. Lessee may equip the workspace with his or her own equipment and supplies, as well as approved decor. Public-view decor must be approved by the lessor and align with the color scheme of the premises (black, grey, and white). No window decal is permitted.
- Lessee and guests are permitted to park anywhere alongside the premises. Parking is free. Lessor is not responsible for damage to lessee, guest, co-occupant, or client vehicles, nor tickets of any sort.
- Lessor is not responsible for loss, damage or theft of lessee or guest personal belongings, decor, or equipment. Lessee is required to carry independent business insurance with lessor as the additional insured.
- Lessee is responsible for his or her own legal affairs. Lessee, guests, co-occupants and clients are separate entities from lessor, Barnwell Investment Group, Granby Salon Suites, Chelly Jae Aesthetics, The Beauty Bar by Chelly Jae, Poncho Barnwell and Mychell Brewington. Lessee is responsible for his or her own licensing, insurance, and compliances where applicable.

IV. Amenities (Utilities, Janitorial Services, Common Areas):

- Lessor agrees to provide and be financially responsible for water, electricity, wi-fi, heat / air conditioning and guest snacks / drinks. Lessor agrees to provide janitorial and sanitization services for the premises; however, lessee is responsible for cleanliness and sanitization daily.
- Lessor agrees to provide valet trash service. Lessor agrees to stock restroom and kitchen areas.
- Lessee and guests are welcome to enjoy all included amenities free of charge. Lessee and guests are welcome to occupy common areas as desired, within respectful range.
- Lessee agrees not to conflict with, disturb or interrupt other shop-occupants.

I have read and agree to all terms set forth. I understand what I am reading and what I am signing. I understand that this agreement is binding and will be used in court if necessary. _____

(initials)

By signing below, you agree to all terms set forth and commit to a lease at Granby Salon Suites (100 W 21st Street / Norfolk, VA 23517) with Mychell Brewington for Barnwell Investment Group. A non-refundable deposit of \$200 is due at initial agreeance. Reinstated lessees are not responsible for an additional deposit, as the agreement is being renewed. Shall lessee depart from the facility and choose to return, a new deposit will be due upon agreement.

Lessor:

Signature: _____

Printed Name: _____

Date: _____

Lessee:

Signature: _____

Printed Name: _____

Date: _____

Witness:

Signature: _____

Printed Name: _____

Date: _____