



## Lease Agreement for Brother's Suites (6 months)

### Lease Agreement Definitions & Conditions

1. **BUILDING** The building structure, windows, etc. are responsible for by the owner.
2. **UTILITIES** All utilities are responsible by the owner.
3. **MAINTENANCE** and cleanliness of the break room, restrooms, waiting areas, corridors, and floors in the common dryer & shampoo areas are to be maintained by all tenants.
4. **TENANT DAMAGES** At the termination of this lease, by lapse of time or otherwise, the tenant shall deliver the leased premises to the landlord in as good condition as existed at the commencement date of this lease. The cost and expense of any repairs necessary to restore the condition of the leased premises shall be borne by the tenant.
5. **SECURITY DEPOSIT** The tenant will pay the security deposit amount equivalent to one week's regular rent price through Cash App to secure their suite. The security deposit is not advance rent and cannot be applied to rent by the tenant. The security deposit is non-refundable and is due upon lease signing.
6. **SUITE RENT** Rent shall be paid on Monday of each week. Tuesday is the grace period to have rent paid. If the tenant has not paid rent on Tuesday, a \$25 late fee will be applied to the tenant's rent on Wednesday. If the tenant has not paid their rent plus late fees by the following Monday, the tenant's lease will be subject to termination. **IF THE TENANT BREAKS THEIR LEASE, THE OWNER HAS THE DISCRETION TO SUE AND THE TENANT WILL BE LIABLE FOR ALL ATTORNEY FEES.**
7. **RULES & REGULATIONS** The tenant shall comply with all written Building Rules & Regulations (Exhibit A) which shall be considered part of the lease. As a supplement to the building rules and regulations, the owner may make reasonable changes, which shall be applicable to all tenants and will provide updated, written copies upon request. All policy changes and supplements to the Rules and Regulations shall be effective immediately and constitute a part of this lease.
8. **TERMINATION OF LEASE** The owner may terminate this lease without cause by giving the tenant thirty (30) days prior to written notice of termination.
9. **RENT INCREASE** Owner shall give a thirty (30) day notice to the tenant of any change in the amount of the rent. This agreement does not limit the owner's right to terminate under the immediately preceding agreement.

10. **BUILDING ACCESS** There is 24-hour access, seven days a week. The owner, however, shall have no liability to tenant or customers for losses due to theft or burglary, or for damage done by unauthorized persons in the building and neither shall the owner be required to insure against any such losses. The owner shall have no duty regarding security at the building other than to make necessary repairs to security (devices as provided). Tenants acknowledge that the owner has made no representation agreements, promises, or warranties regarding security at the building.
11. **SUBLETTING** The suite will be occupied only by the tenant specified on pages 3-4 of this lease. No other persons shall be permitted the use of the facilities. If a tenant is found in violation of subletting, this is grounds for termination according to the lease.
12. **MULTIPLE TENANTS** In the event more than one tenant signs this lease, each tenant is jointly and severally liable for all sums due under this lease.
13. **INDEMNITY; RESPONSIBILITY FOR LOSSES** The owner and owner's representatives shall not be responsible for losses due to theft, burglary, or negligence of the owner whether such negligence is the sole or concurrent cause of a loss or damages, injuries, or deaths to a person or property of the tenant or tenant's customers or guests. The owner shall not be liable for personal injury to any tenant and/or their customers. The tenant agrees to indemnify and hold the owner harmless with respect to the foregoing.
14. **PROPERTY & CASUALTY INSURANCE** carried by the owner is for the building's furniture and fixtures, and will not cover losses of the tenant's personal property. The owner is not responsible for the tenant's contents coverage and the owner is not liable for losses of the tenant's business or personal property or properties of customers or guests. The owner is also not liable for any casualty to a guest or client while on the properties or in service with tenants. The owner recommends that the tenant secure his or her own insurance to protect against the tenant's personal losses and casualties.
15. **PROFESSIONAL LIABILITY INSURANCE** The tenant is responsible for his or her own professional liability insurance coverage.
16. **RIGHT OF INSPECTION** The owner and owner's agents shall have the right at all reasonable times during the term of this lease to enter the suite for the purpose of inspection and/or repair.
17. **DEFAULT BY TENANT** If any default is made in the payment of rent or other sums due hereunder or in compliance with any other term or condition hereof, this lease, at the option of the owner, shall be terminated. Upon termination, the owner may enter the premises and remove all persons and equipment and may pursue further remedies as allowed by law. Written notice shall be delivered to the suite of any default or breach. Termination of this lease shall not result if, within two (2) days of delivery of such notice, default, and/ or breach has been satisfied or corrected by the tenant, at the owner's discretion.

- 18. **NOTICES** All notices by the tenant shall be in email, text, or in writing.
- 19. **NOTICE TO VACATE** A thirty (30) day notice is required to vacate the space by month five (5). If the tenant does not issue a written notice to vacate the space, the tenant will be automatically enrolled into another six (6) month agreement. All notices to vacate should be texted to owners at 501-580-3962.
- 20. **LEGAL COSTS** The tenant agrees to pay all costs and expenses, including reasonable attorneys' fees, incurred by the owner as a result of any default by the tenant under this lease.
- 21. **GENERAL** No oral agreements have been entered into between the parties. This lease and the Rules and Regulations and policy changes herein referenced constitute the entire agreement of the parties. This lease is binding upon the parties hereto and their respective heirs, successors, and assigns.
- 22. **NOISE** There shall be no loud noise of any kind.
- 23. **UNATTENDED CHILDREN** There shall be no children left unattended in the suite at any time or in common areas.
- 24. **PROFANITY** There shall be no use of profanity in the facility.

Exhibit A Building Rules and Regulations

- Tenants will be responsible for keeping their area neat and orderly
- Tenants will be responsible for all damages to property (chairs, floors, surfaces, etc.) including tears and stains as indicated in #5 on page 1. Photos for proof of damages will be taken.

Brother's Suites leases a suite for the term of six (6) months. If the tenant does not issue a written notice to vacate the space, the tenant will be automatically enrolled into another six (6) month agreement.

**IF THE TENANT BREAKS THEIR LEASE, THE OWNER HAS THE DISCRETION TO SUE AND THE TENANT WILL BE LIABLE FOR ALL ATTORNEY FEES.**

This Lease Agreement is made this (month) \_\_\_\_\_ (day) \_\_\_\_\_, (year) \_\_\_\_\_ between Brother's Suites and \_\_\_\_\_.

Print: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Brother's Suites

Print: \_\_\_\_\_  
 Signature: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Tenant

*Brother's Suites Lease Contract*

ADDITIONAL TENANT INFORMATION

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email Address: \_\_\_\_\_

Emergency Contact Name: \_\_\_\_\_

Emergency Contact Relationship: \_\_\_\_\_

Emergency Contact Phone: \_\_\_\_\_

**Tenants must provide a copy of their current and valid state ID or Driver's License.**

Suite Size: \_\_\_\_\_

Suite #: \_\_\_\_\_

Rent: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_

Weekly Suite Rate: \_\_\_\_\_

SUITE INFORMATION (Internal use only)

Size: \_\_\_\_\_

Suite #: \_\_\_\_\_

Rent: \_\_\_\_\_

Deposit Amount: \_\_\_\_\_

Weekly Suite Rate: \_\_\_\_\_

Brother's Suites

Phone (Please Text): 501-580-3962