

## SALON BOOTH RENTAL AGREEMENT

### 1. PARTIES

Station rental agreement made \_\_\_\_\_ (date), between \_\_\_\_\_ (renter) and \_\_\_\_\_ (owner/landlord).

### 2. TERMS AND CONDITIONS

The renter agrees to rent station/booth # \_\_\_\_\_ on a week-to-week basis. Rent for station will be \$ \_\_\_\_\_ per week. Included in the rent is salon space with key, use of shampoo & reception areas, use of towels & washer/ dryer, a listing on the salon directory, and basic utilities such as water & electricity. The renter will provide his/her own phone service, be responsible for setting his/her own appointments, advertisements, handling payment from his/her own customers, setting his/her own days & hours of operation, back bar supplies & all products and chemicals, gowns & capes, styling tools, assistants, insurance, licenses and any other needed services and supplies. The renter is responsible for the orderliness, cleanliness and sanitation of his/her own station and that of any station or common area that he or she uses. Renter is responsible to pay for any breakage or damages to the salon by him/herself or their clients. Renter may decorate station to his/her own taste, excluding paint. The renter will be assigned a "server number" and may use the credit card machine for a fee of \_\_\_\_\_% of each transaction. Credit card charges will be reimbursed to renter on the first Tuesday after rent is paid. Amount of rent may be adjusted at the discretion of the owner.

### 3. TERMINATION

A renter may be discharged from the premises for disruptive conduct. Any illegal or illicit acts on the premises will be grounds for immediate termination of rental agreement. Smoking is not permitted anywhere in Richland Business Center.

### 4. COMPENSATION

Rent for each week is due in advance on \_\_\_\_\_ by 5PM. There will be a \$ \_\_\_\_\_ late fee each day rent is late. If rent check is bounced a fee of \$ \_\_\_\_\_ will be applied. If rent is one week late, this to be a notice to vacate and contents of station will be removed and station will be available to rent to another tenant. The renter may not assign this rental or sublet any portion of the premises. The renter may sell retail products with no part of the profit due to the owner. All state, local and federal taxes resulting from the sale of retail products are the responsibility of the renter selling the products or services.

### 5. ORDINANCES AND STATUTES

The renter shall comply with all statutes, ordinances and requirements of the city of Richardson, the State of \_\_\_\_\_ and Federal authorities. Fines resulting from a failure to be properly licensed or to meet licensing standards are the responsibility of the renter. The renter is a self-employed, independent contractor, not an employee of the owner or Landlord and is responsible for all taxes of any kind related to his/her business.

### 6. LICENSES

The renter, at his/her expense, must maintain a \_\_\_\_\_ License, issued by the State of \_\_\_\_\_. The license must be publicly displayed on the premises at all times. The renter, at his/her expense, will maintain a current Independent Contractor and/or Booth Renter License. Said licenses must be available for review at all times.

### 7. ENTIRE AGREEMENT

This agreement may only be modified by a written addendum signed by both parties.

Renter's Signature \_\_\_\_\_ Date \_\_\_\_\_

License # \_\_\_\_\_ Expires \_\_\_\_\_

Owner's Signature \_\_\_\_\_ Date \_\_\_\_\_