

Sub-Lease Agreement - Well Being Room

BETWEEN Centre for Well Being, LESSOR

AND _____, SUB-LESSEE

Centre for Well Being agrees to sub-lease space located at
480 Roncesvalles Avenue, Toronto, Ontario, Canada

to _____ of _____
on a month-to-month basis beginning _____, _____ (date)
for a minimum of _____ months, or for the period from _____ until
_____ .

There is a _____ month trial period. After the trial period, the lease may continue with the terms of this agreement. After three months, either party may terminate the agreement with no penalty or notice.

RENT SPACE

Rental fee is for the Well-Being room, plus the use of common areas – reception and washroom. Use of Front Office is limited to the person on the agreement only. A shared phone mail box may be provided.

STORAGE SPACE

Will be determined.

RENTAL RATE

Rental rate is \$85.00 per day plus GST for the hours of _____ am to _____ pm. Rental fee includes utilities and the commercial taxes including the BIA for the first year. A day is defined as any usage between the hours of _____ am to _____ pm.

TIMES & SCHEDULING

Lessor will provide list of dates the space is available, upon request.

Lessee is responsible for providing a schedule of days for use to the Lessor. The Lessor intends to accommodate short notice scheduling requests; however, space for requests made on dates when the space is not available, or requests made with less than 14 days notice, may not be guaranteed, subject to availability. Rent for a non scheduled day is the same as above or @ \$20/hour.

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Rent is to be paid by 6pm on the 1st of every month, in advance of scheduled use. Rent is due for all the hours that have been booked (whether the space is used or not).

First and last month's rent are due upon signing of this agreement. No interest shall be paid on last month.

SECURITY DEPOSIT

A security deposit of \$500.00 is due upon signing of this agreement, for owner's protection against damage and outstanding bills incurred by sub-lessee or sub-lessee's clients while on the premises. This deposit will be returned (less any charges for damages and bills) when tenant leaves, with no interest. If damages exceed the security deposit, the owner will require sub-lessee to pay the difference or return area in its original condition, at the discretion of the owner. The security deposit is not related to rent, or last month's rent.

ADVERTISING & COMMISSION

Lessee is permitted to advertise in flyer box outside and internally on bulletin board.

Lessee has the option of advertising on the Centre for Well Being Website by link or if Lessee does not have own site, for a fee of \$10.00 + GST a month.

Alternative advertising arrangements between Centre for Well Being and Lessee may be arranged.

When the Centre for Well-Being refers a client to the Lessee, a commission of 25% of all monies received from that client (for the first 3 sessions) will be paid to the Centre for Well-Being.

FACILITIES

Use of the following is included in the rent:

- Common areas – waiting/reception plus washroom
- Studio
- Limited Storage for brochures
- A portion of advertising space (space only) in front window area to (specify portion or size). Lessor will determine and ensure the advertising material compliments, and does not clash with, existing advertising.
- Toiletries and cleaning products

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Lesser will not be held responsible by any injuries to Sub-lessee or their clients, that may occur during the time sub-lessee is using the premises.

Lesser is not responsible for any equipment or items that may be left on the premises.

PETS & DAMAGE

No pets are allowed on the premises. No shoes of any kind are allowed in the studio at any time. A penalty of \$200 payment, due immediately, will be for any breach of the pet restriction. Any damages arising from breach of this agreement, or other damages will also be due within 7 days of Lessor informing Sub-lessee of replacement cost.

LESSEE AGREES TO THE FOLLOWING:

1. There is no smoking in the studio or on property.
2. Lessee agrees to conduct business in a legal manner, pertaining to insurance, business laws and taxes. Lessee will provide Centre for Well Being with a copy of License and insurance where applicable. Lessee is self employed and agrees to file income tax separately from Centre for Well Being. Lessee will provide receipts to clientele with Lessee name/business name. Lessee cannot use Centre for Well Being name on receipts, and can only refer to the address. Lessee is aware that the large studio space may be in use while occupying the office, with music and voices. The office has been constructed as a sound proof room.
3. Lessee agrees to keep the healing room clean and ready for use for other practitioners. Any spills, garbage from clients in the common area will be the responsibility of the Lessee. In the event of more than two infractions, a disposal fee will be charged, payable monthly.
4. Lessee agrees to leave room in the original condition, with no decorative changes without written consent from Owner.
5. Lessee agrees to remove shoes upon entering the treatment room and ensure their clients do the same. Indoor shoes are permitted on the premises, except in healing room and studio.
6. Lessee may not sublet the space.
7. Minimal furniture is allow to accommodate the size of the room.
8. Centre for Well Being is environmentally conscious to allergens and providing a healthy environment. Therefore it does not permit the use of candles unless they are

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beeswax, no incense unless its therapeutic grade and no other environmental toxins or objects that have a strong odor are to be left on the premises.

- 9. Storage is to be agreed upon. Any items left on the premises must not interfere with the safety of others. Lessor is not responsible for any equipment or stored items that may be left on the premises.
- 10. Lessee agrees to operate in a safe, environmentally and socially responsible manner, and in alignment with philosophy and policies of Centre for Well-Being.
- 11. Lessee will provide names of emergency contact names and phone numbers.

If the above terms are not met in the spirit of good will, this contract will be terminated immediately. The terms and conditions of this agreement are subject to change; changes will be given in writing, 30 days notice.

Violation of any parts of this agreement or nonpayment of rent when due shall be cause for termination, and the offending party shall be responsible for costs and legal fees involved.

The Lessee acknowledges that they have read this agreement, understand it, agree to it, and have been given a copy.

Carla Zazzarino, Lessor
Owner, Centre for Well Being

Sub-Lessee

Date

Date

Emergency Contact Information
