

Flo's Tips 'n Toes

NAIL SALON BOOTH RENTAL AGREEMENT

1. PARTIES

Station rental agreement made _____ (date), between _____ (renter) and Florence M. Dalton (owner/landlord).

2. TERMS AND CONDITIONS

The renter agrees to rent station/booth on a month-to-month basis. Rent for station will be \$200 per 3 days a week. Rent for station will be \$255 for additional 2 days a week. Rent for station over 5 days a week will be subject to additional increase. Included in the rent is salon space with key, reception areas (not including beverages), 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 such as nail files, required implements, pedicure liners, pedicure towels, scrubs, calius removers, paper towels, nail wipes/cotton, nail removers, all polishes including base coat, top coat, gel color and regular polishes, powders, monomers and brushes, insurance, licenses and any other needed services and supplies. Use of salon nail polishes will result in additional \$1 per customer payable with weekly rent. 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. Any overflow of Flo's Tips n' Toes clients will be charged the Flo's Tips n' Toes prices. Proceeds will be split 50/50.

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 Flo's Tips n' Toes.

4. COMPENSATION

Rent for each week is due on each Saturday by 5PM. If rent check is bounced a fee of \$35 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 not sell retail products at Flo's Tips n' Toes.

5. ORDINANCES AND STATUTES

The renter shall comply with all statutes, ordinances and requirements of the city of Westmont, the State of Illinois 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 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 Nail Technician/ Cosmetologist License, issued by the State of Illinois. The license must be publicly displayed on the premises at all times. 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 _____



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