# BEAUTY SALON

**LEASE AGREEMENT**

**THIS AGREEMENT, made and entered into this** **day of****,**

**by and between** **(hereinafter referred to as**

**LANDLORD” and****,**

**(hereinafter referred to as “TENANT(S)”).**

**LANDLORD agrees to lease to TENANT(S), the beauty salon at**

**Apartments.**

**SECTION ONE – TERM OF LEASE**

**The lease shall begin on the** **day of****,**

**and continue for a period of** **. This lease is renewable for successive**

**terms of** **by written agreement signed by all parties.**

**SECTION TWO – LEASE AMOUNT**

**Rent in the amount of $** **per day the salon is open for business for a total of**

**$** **is due and payable without demand on or before the first day of each month. Payment**

**is made by check or money order, made payable to**

**Apartments at** **.**

**Any unanticipated days worked that rent of the salon was not paid, will be added to the next months**

**rent and will be due on or before the first day of the month.**

**SECTION THREE – SECURITY DEPOSIT**

**A Security Deposit of $** **shall be paid to the LANDLORD by TENANT to be held**

**By** **in a**

**separate trust account. TENANT agrees that such security deposit will be deposited in project’s**

**interest-bearing escrow trust account, the interest accruing thereon will be retained by**

**Apartments, and that TENANT shall have no claims to such interest. An**

**itemized statement of charges will be furnished to TENANT no later than 30 days after termination**

**as permitted by North Carolina Tenant Security Deposit Act and/ or a refund will be furnished to the**

**Tenant no later than 30 days after termination of the tenancy and delivery of possession of the**

**Premises by the TENANT, unless the TENANT has abandoned the property and his/her**

**Whereabouts are unknown and cannot be ascertained after reasonable inquiry. The term Security**

**Deposit has reference only to a deposit held by the LANDLORD to secure his/her interest in the**

**Physical property and any debt that may be incurred toward said property by TENANT. It has no**

**Other meaning, implied or otherwise.**

**Permitted uses of the deposit are:**

1. **Non-payment of rent.**
2. **Damages to Premises.**
3. **Rent(s) due based on non-fulfillment of Rental Period.**
4. **Possible Liens.**
5. **Re-renting Costs.**
6. **Court Costs.**
7. **Removal and Storage Costs.**

**SECTION FOUR – UTILITES**

**Landlord agrees to furnish all electricity, water and sewer to the premises.**

**SECTION FIVE – USE AND MAINTENANCE**

1. **TENANT agrees that set shop hours will be from 8:00 a.m. to 6:00 p.m.**
2. **TENANT agrees to maintain the beauty salon in a safe and sanitary condition and to keep the premises in a clean, neat and orderly condition.**
3. **TENANT agrees to dispose of all rubbish, garbage, and other waste in a clean and safe manner.**
4. **TENANT agrees to keep all plumbing fixtures in the beauty salon clean and in working order. If the services of an outside plumber are needed, it will be at the TENANT’S expense.**
5. **TENANT agrees to be responsible for all damage, defacement, or removal of any property inside the beauty, unless said damage, defacement, or removal was due to ordinary wear and tear. If repairs are necessary due to TENANT neglect, they will be reasonable, subject to the cost of labor and materials.**
6. **TENANT agrees not to use the premises for any purpose hazardous by fire and safety officials.**
7. **TENANT agrees to provide LANDLORD proof of general liability insurance in the amount of at least $500,000, naming LANDLORD as additional insured.**
8. **TENANT agrees not to make any alteration, addition, deletion, or improvements to the premises without the prior written consent of LANDLORD.**
9. **TENANT agrees to no smoking policy. Smoking is only permitted outside the building.**
10. **LANDLORD agrees to maintain the building and grounds in a decent, safe, and sanitary condition and to promptly repair all electrical, plumbing (except as noted above), heating, ventilating, air conditioning and other facilities/equipment supplied by LANDLORD.**
11. **LANLORD agrees to furnish TENANT (2) swivel chairs, (2) chairs with hair dryers, (2) floor mats, (2) wall mounted sinks, and (1) beauty supply stand.**
12. **LANDLORD agrees to provide TENANT access to building and beauty salon.**
13. **LANDLORD agrees to provide TENANT use of outside garbage container.**

**SECTION SIX – MODIFICATION OF LEASE**

1. **The LANDLORD may modify the terms and conditions of the lease, effective at the end of the initial term or a successive term, by serving an appropriate notice to TENANT by first class mail and or delivered personally to the premises.**
2. **If either party becomes dissatisfied with this AGREEMENT, said agreement can be terminated by serving thirty-(30) day written notice to the other party.**

**This AGREEMENT constitutes the full understanding between the undersigned:**

**TENANT:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**ADDRESS:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**PHONE:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**LANDLORD: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**

**AUTHORIZED AGENT:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_**