

SALON EMPIRE

Rental Agreement for Lounge

The lounge is for the exclusive use of the of tenants who are in good standing Salon Empire. The lounge may be used by suite owners for small meetins, trainings and activities. "Good standing" refers to those who are current in the payment of their assessments (including interest, late fees and legal fees) and who are not in violation of any architectural guidelines or restrictive covenants. The Clubhouse may be reserved on a first come-first-served basis by the owners provided the following procedures, rules and regulations are observed. Non-compliance with the procedures, rules, and regulations may result in nonrefunded or deductions from the security deposit. Dates must be verified with management. Violations may also result in the loss of the right to use the recreational facilities for future events.

Rental Hours: Flexible, first day included with tenant rent once a month ,all additional days \$85 daily-

Lounge Capacity: 7 (maximum)

PROCEDURES 1. Owners/tenants interested in renting the Clubhouse for private or organizational use must complete an "Agreement for Use of the Salon Empire Lounge Rental". Rental fees do not apply for events under a within a 24-hour time period. However if event carries to following day or multiple days are required there will be an additional fee of \$85 a day.

2. The application must be submitted at least seven (7) days in advance, but not more than four (4) weeks in advance, of the rental date and must be accompanied by the security deposit (\$100.00) and rental fee (\$85) for every additional day. All pages of the Agreement including the check lists and attachment "C" must be included when you submit the application.

Note that two checks (also Zelle, Cash app) are required. One for the security deposit and one for the room rental.

Cancellations must be received at least one (1) week prior to the rental date or the rental fee will be forfeited. RULES AND REGULATIONS • The owner sponsoring the rental must be in good standing with their rent. The owner/resident sponsoring the rental (or his designee) must always be present during the event. The owner/resident is responsible for the conduct of the guests and is liable for all damages to the lounge. The security deposit may be forfeited for damages to the lounge up to the amount of the deposit and any excess damage costs are the responsibility of the sponsoring owner. Failure to pay for damages will result in extra charges. •

The lounge is rented "furnished" and none of the furniture is to be removed. from the room without prior approval of a Salon Empire management• All areas must be returned to pre-rental condition. This includes the entire interior of the Clubhouse as well as the outside parking lot and surrounding areas. • If furniture is moved and not put back to its original state a \$75.00 fee will be deducted from your security deposit. There is no smoking inside thelounge or outside property. • All bare floors must be swept. • All exits must always be clear. • Decorations may not be attached to the walls, doors, windows, sprinklers or ceilings. • Music and tv must be kept at a moderate level. The lounge doors must always remain closed. Music is not allowed outside. • Excessive noise, abusive, or otherwise unacceptable behavior resulting in complaints will not be tolerated and may result in an immediate cancellation of your event and forfeiture of your deposit. • The owner/resident is to ensure that all guests leave the premises in a quiet and orderly fashion. Shouting or loud behavior is not acceptable. • Admission fees and/or cash bars are prohibited. • If children are present at the event, there must always be at least one (1) adult (over 21 years of age) present per 6 children. • If the owner/resident does not clean up immediately following the event, the deposit will be forfeited, and the owner/resident will be barred from renting the lounge again. • A pre- and post-rental inspection of the lounge will be conducted by an authorized representative of Salon Empire accompanied by the renter of the Clubhouse. Both parties must sign/initial the Inspection Sheet. The signed Inspection Sheet is retained by the Management Company. • The owner/resident is responsible for removing all refuse, including trash and recycling, from the lounge when the event is over. • NO alcoholic beverages may be consumed outside. • NO pets allowed. RENTAL FEE AND SECURITY DEPOSIT Clubhouse Rental Agreement _____The rental fee for the lounge is \$85.00 per day. A security deposit of \$150.00 is required for each rental. The security deposit is refundable less the cost of cleaning (if not cleaned by user) and any damages to the lounge The security deposit will be returned only after the lounge has been re-inspected after the event.

I accept all the rules and regulations INITIAL:_____

SALON EMPIRE

Rental Agreement SE lounge

Date of Reserved Event: _____

Start Time of Reserved Event: _____

(Start time to include 1-hour set-up) End Time of Reserved Event: _____

(End time to reflect when the representative can check you out and the lounge has been cleaned)

SECURITY AND RENTAL PAYMENT The security deposit is due at least seven (7) days but not more than four (4) weeks before the rental date.

. The security deposit is refundable provided the lounge is returned to its pre-rental condition and all rules and regulations are followed.

Date _____ Applicant Signature_____

Applicant Address: _____

Applicant Telephone Number_____

Owner Signature (if applicable): _____

SALON EMPIRE

Pre/Post Rental Check List

PRE RENTAL Date and time

POST RENTAL Date and time

Table with wooden top
6 white mid century modern chairs
3 black pendant lights
1 stainless steel automatic trash can
1 tv with remote control
1 Faux Plant
1 Water drinking fountain

Photography studio:
2 shadow box lights
1 ring photography light
1 backdrop
1 Small photo light
1 power strip

Bathroom 1
1 wooden shelf
1 automatic stainless steel
trash can
1 faux plant

Bathroom 2
1 wooden shelf
1 automatic stainless steel
trash can
1 faux plant

Date _____ Applicant Signature_____

Applicant Address: _____

Applicant Telephone Number_____

Owner Signature (if applicable): _____