



RESERVATION OF SUITE AND LEASE PROPOSAL

SUITE RESERVATION

FULL NAME: _____

FULL NAME OF ADDITIONAL LICENSEE/ASSISTANT _____

SUITE NUMBER: _____ *(Subject to change do to City of Visalia / Construction)*

REQUIRED SINK: Backwash Shampoo Bowl

Sidewash Shampoo Bowl

Stainless Steel Sink *(flush mount with countertop)*

WEEKLY RENTAL RATE: \$ _____ *(Applied to WEEK 1 of Lease Term)*

SECURITY DEPOSIT: \$ _____ *(\$600.00 per suite)*

INITIAL CABINET SET UP: \$ _____ *(\$200.00 per Cabinet/Shampoo Bowl Set up, if necessary)*

ADDITIONAL LICENSEE/
ASSISTANT: \$ _____ *(Each Additional Licensee/Assistant Per Suite is an additional \$50.00 Per Week.)*

SIGNAGE: \$ _____ *(Directory & Suite one time \$75.00 signage fee)*

TOTAL DUE: \$ _____ *(Check made payable to "SAGE Visalia Main, LLC")*

TOTAL PAID: \$ _____ *(Total Amount Paid for Reservation of Suite)*

TOTAL AMOUNT DO: \$ _____ *(Remaining Amount do upon Signing of Lease Agreement)*

NON-BINDING LEASE PROPOSAL

Tenant desires to lease from Landlord under the following conditions and terms:

LEASE TERMS

Landlord: SAGE Visalia Main, LLC

Address: 318 – 320 W. Main Street, Visalia, CA

Suite: Indicated Above

Security Deposit: Indicated Above

Rate: Indicated Above

Payment of Rent: Rent shall be paid weekly via direct deposit or as otherwise directed by Landlord

Commencement Date: Upon completion of construction improvements
 Term: One (1) Year
 Lease Type: Full Service Gross (FSG)
 Utilities: Landlord shall pay: electricity, gas, water, sewer, trash and common area janitorial
 Tenant shall pay: Janitorial of individual suite and Telephone, TV, computer/internet services *(if desired by Tenant)*

Maintenance: Landlord is responsible for: Exterior of building and all interior common areas including hallways, corridors, break room and men's & women's restrooms
 Tenant is responsible for: Maintenance of individual suite

DELIVERY OF SALON SUITE

Delivery of individual suite, at Landlords' sole cost and expense, shall include the following:

- Floor – Exposed concrete slab
- Walls - Tape & textured smooth drywall primed white
- Glass Entry Door with locking hardware for security
- Wall mounted upper and lower cabinets (approx. 4' feet)
- Porcelain tilting backwash shampoo bowl & cabinet stand (for hairstylists only)
- Stainless steel flush mount sink (for all other professionals)
- Overhead fluorescent lighting
- Electrical outlets and one (1) outlet for each of the following: telephone, computer (CAT 5) & TV
- Electrical hook-ups for ambient/task lighting

Tenant is responsible, at Tenant's sole cost and expense, for the following:

- Paint suite and install flooring to your décor *(flooring to be approved by Landlord prior to installation)*
- Install ambient/task lighting fixture of your style *(if desired by Tenant)*
- Install any additional furniture and equipment necessary for your business

Lease expiration: Tenant, shall at Tenant's cost and expense, return the suite back to its original "delivery condition" as received on the lease Commencement Date.

Both Landlord and Tenant acknowledge that this proposal is **NON-BINDING** and is intended only as the basis for the preparation of terms and conditions of the lease. Only a fully executed lease between both parties shall constitute a binding agreement between both parties. Terms are subject to change prior to signing the final lease agreement. Prior to lease execution, if Tenant desires to not lease a suite at SAGE then Tenant's "reservation deposit" shall be returned to Tenant.

AGREED & ACCEPTED:

Tenant Signature: _____ Date: _____

Landlord Signature: _____ Date _____
 Brian Hyde, Sole Member