



ROOM LEASE AGREEMENT

THIS ROOM LEASE AGREEMENT (the “Lease”), made this ___ day of _____, 20 ___ by and between AxIS, Applied Integrated Services, LLC (“Lessor”) and _____ of _____ (“Lessee”).

For and in consideration of the mutual promises and covenants contained in this Lease, Lessor does hereby leases to Lessee, and Lessee hereby leases from Lessor, the room upon the following terms and conditions. The Leases premises is hereby referred to as ‘the room.’

Subject to the terms and conditions of this Lease, Lessor hereby leases to Lessee and Lessee hereby leases from Lessor, the room named _____ at AxIS, Applied Integrated Services located at 922 57th Street, Sacramento, CA 95819.

Term

The Lease shall commence on the _____ day of _____, _____ at _____ a.m./pm. and shall continue in until the _____ day of _____, _____ at _____ a.m./pm.

The Lessee must schedule his or her hours with the Lessor in advance. Availability for the room is dependent on previously scheduled events or appointments.

Rent

Lessor agrees to give rent to AxIS, Applied Integrated Services, LLC dependent upon the room being leased. See below for hourly rental rates. This is paid by the end of every business day the room is leased.

Room Name	Approximate Square Footage	Hourly Room Rental Rate	Maximum Occupancy
Therapy Room	150 Sq Ft	\$10	10 Persons
Small Classroom	180 Sq Ft	\$15	12 Persons
Large Classroom	500 Sq Ft	\$25	70 Standing, 40 Seated
Recreation Room	850 Sq Ft	\$100	100 Standing, 65 Seated

Late Charges

Any rent payment not made by the end of the business day, 10:00pm, shall be considered overdue and in addition to Lessor's other remedies, Lessor may levy a late payment charge equal to an additional 5% on any overdue amount.

Security Deposit

In consideration of Lessor leasing the said room, the Lessee shall pay a security and cleaning deposit in the amount equal to the first hour of rental. The deposit will be held until room condition is confirmed. This security deposit will be refunded to Lessee promptly following Lessee's performance of all obligations under this Lease. A deposit may be withheld in full or in part if there are damages to the room and/or its contents, the room or its contents are not returned to its previous level of cleanliness and care.

Condition of the Room

Lessee agrees to maintain the room in good condition at all times during possession and shall be certain that the room is maintained in the condition as the room were when first received by the Lessee. The Lessee will promptly notify the Lessor of any damage, or of any situation that may significantly interfere with the normal use of the room. The Lessee will not engage in any illegal trade or activity in the room or on the premises. The Lessee will comply with standards of health, sanitation, fire, housing, and safety as required by law.

Equipments

Lessor has provided the following equipments along with the room. Equipment may include: tables, chairs, whiteboard, use of kitchenette, musical instruments, audio and video technology, access to cash snack bar, and others. Equipment used may depend on space leased. Lessor may equip the room with Lessee's own equipment.

Insurance

Practitioners (therapists, teachers, health care professionals, etc) must show malpractice or professional insurance valid through the end of the rental period. For events (classes, parties, etc) the Lessee must provide event insurance through the end of the rental agreement.

Use

Lessee shall use the room for the described purpose given upon signature of the lease. Lessee shall not use the room nor permit the room to be used, in any manner that violates any law, statute, ordinance or regulation now or hereafter in force and applicable to the room.

Alterations

No substantial alterations, addition or improvement shall be made by Lessee to the room without the permission of Lessor in writing. Such consent shall not be unreasonably withheld, but may include the Lessor's agreeing to restore the dwelling unit to its prior condition before the end of the lease.

Right to Inspect

Lessor shall have the right to enter the room at any reasonable time for the purpose of inspection.



(916) 228 - 4169
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axisoflearning.com
thesilverorange.com

Termination

Either party may terminate this Lease without cause by giving seven (7) days notice to the other party. Upon the expiration or earlier termination of this Lease, Lessee shall return the room to Lessor in good repair, condition and working order, ordinary wear and tear resulting from proper use thereof alone excepted.

Indemnity

Lessee shall indemnify Lessor against, and hold Lessor harmless from, any and all claims, actions, suits, proceedings, costs, expenses, damages and liabilities, including reasonable attorney's fees and costs, arising out of, connected with, or resulting from Lessee's use of the room, including without limitation the manufacture, selection, delivery, possession, use, operation, or return of the room.

Assignment and Subletting

Lessee shall not sublet the room or assign this Lease without the prior written consent of the Lessor. Any such attempt to sublet or assignment by Lessee shall be a breach of this Lease and cause for immediate termination.

Severability

If any part or parts of this Lease shall be held unenforceable for any reason, the remainder of this Lease shall continue in full force and effect. If any provision of this Lease is deemed invalid or unenforceable by any court of competent jurisdiction, and if limiting such provision would make the provision valid, then such provision shall be deemed to be construed as so limited.

Entire Agreement

This Lease constitutes the entire agreement between the parties and supersedes any prior understanding or representation of any kind preceding the date of this Lease. There are no other promises, conditions, understandings or other agreements, whether oral or written, relating to the subject matter of this Lease. This Lease may be modified in writing and must be signed by both parties.

Governing Law

This Lease shall be governed by and construed in accordance with the laws of the State of California.



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Notices

Any Notice and other communications which either party desires to give the other, may be given either personally or by post through certified mail, to the following address:

AxIS, Applied Integrated Services, LLC
922 57th Street
Sacramento, CA, 95819

Lessee: _____

Waiver

The failure of either party to enforce any provisions of this Lease shall not be deemed a waiver or limitation of that party's right to subsequently enforce and compel strict compliance with every provision of this Lease. The acceptance of rent by Lessor does not waive Lessor's right to enforce any provisions of this Lease.

AGREED TO this ____ day of _____, _____.

LESSOR

LESSEE
