

Colours Hair Studio

STYLIST-OWNER STATION LEASE AGREEMENT FOR JAN 1, 2007 THRU DEC 31, 2007

I, _____ agree to lease **station #** _____ at the state licensed hair salon owned by **Donna Patterson** known as **Colours Hair Studio located at 1200 Contra Costa Blvd., Ste.C, Pleasant Hill, Ca. 94523**. I have received and read the current Rules and Regulations of the salon and agree to comply with all the guidelines and responsibilities as stated. I have been informed that failure to comply with the Rules and Regs can result in a fine and termination of this agreement. I have received a copy of the current station rental fees and fee payment schedule, which includes all times the salon is closed. I understand and agree that the term of this contract begins **January 1st** and will extend thru **December 31st 2007**. I understand that this agreement can be terminated by either party and that a **30 day notice** in writing from the owner or myself is required to terminate this agreement prior to term.

I have been informed and understand that rent for a full day from **9am to 8pm Tuesday thru Saturday is \$50.00, 2 day per week combination is \$400 per mo., any 3 day combination Tues. thru Sat. is \$425., 4 days \$575, 5 days \$675, with extended hours charged at \$5 per hr. above my monthly rent**. I have also been informed and understand that full-time rent **Monday thru Saturday including extended hours privilege at no extra charge is \$775.00 per month**.

I understand and agree that the monthly fee I owe Donna Patterson is based on the days and hours for which I have contracted plus any extended hours beyond my contracted time that I choose to work. I agree to pay my fees by the **25th** day of each calendar month throughout the term of this contract. A late fee of **\$50.00** will be applied to any payment made after that date. I have been informed that I will be receiving a statement at the end of each month showing payments received and any additional fees or reimbursements that may be due. I agree to pay any additional fees with the next months payment. I have agreed that my minimum fee is \$_____ per month based on _____ hrs. and that any hours beyond my contracted hours will be billed at **\$5.00** per hour except on Sunday and Monday when rental will be **\$15.00** per hour.

I also understand and have been informed that a **Security Deposit** of \$_____ which includes a cleaning and maintenance fee on my station is due prior to start date. I understand that the portion of my deposit that is for station rental is non-refundable for failure to begin on agreed date and that if I begin on the agreed date, my station rental portion of the deposit will apply to my last month's rent upon termination of this agreement. I understand that my cleaning and maintenance portion of my deposit is refundable upon termination only if I have kept my station clean and have not damaged it in any way beyond normal "wear and tear". Below I have indicated the areas that apply to my rental agreement:

Please indicate the type of rental space and the months, days, and hours that apply to your needs:

Part-time ___ No. of hrs. per wk _____ Hrs. are M ___ T ___ W ___ Th ___ F ___ S ___
January February March April May June July August September October November December

Full-time ___ **Tuesday thru Saturday 9am to 8pm.**
January February March April May June July August September October November December

SIGNATURE

X _____ / _____ SS# _____ - _____ - _____ CDL# _____
date

I agree to live up to my responsibilities as a Salon Owner

SIGNATURE OF OWNER _____ / ___ 1/1/2007 _____
date