

SALON STATION RENTAL AGREEMENT

This Salon Station Rental Agreement is made on April 15, 2025, between Sophia Ramirez ("Landlord") located at 123 Beauty Lane, Suite 202, Glendale, CA 91201, and Jessica Tran ("Tenant") located at 456 Palm Street, Burbank, CA 91502.

1. Premises

The Tenant shall rent Nail Station #4 located at Lulabelle Beauty Collective, 789 Style Avenue, North Hollywood, CA 91601.

2. Term of Rental

The agreement begins on May 1, 2025, and continues on a month-to-month basis. Either party may terminate with 30 days' written notice.

3. Rent and Payment Terms

Monthly rent is \$450.00, due by the 1st of each month. Accepted payment methods: check, bank transfer, or cash. A \$25 late fee applies after 5 days past due. A security deposit of \$450.00 is required and refundable upon move-out, pending no damages or unpaid rent.

4. Use of Premises

The station is for nail services only. Tenant must maintain cleanliness and comply with all health and safety regulations.

5. Hours of Operation

Salon hours are Monday through Saturday, 9:00 AM to 7:00 PM, and Sunday, 11:00 AM to 5:00 PM. Tenant may book appointments during these times.

6. Utilities & Maintenance

Landlord provides electricity, water, climate control, and internet. Tenant must keep the station clean and report maintenance issues promptly.

7. Insurance and Liability

Tenant must carry liability insurance and assumes responsibility for any injuries or damage occurring during business operations. Tenant insures personal tools and equipment.

8. Termination

Either party may end the agreement with 30 days' written notice. Upon termination, Tenant must remove all belongings and leave the station in good condition.

9. No Assignment

This agreement cannot be transferred without prior written consent from the Landlord.

10. Governing Law

This agreement is governed by the laws of California.

11. Entire Agreement

This document is the full agreement between the parties. No changes are valid unless in writing and signed by both.

Signatures

Landlord: _____

Sophia Ramirez

Date: _____

Tenant: _____

Jessica Tran

Date: _____

(Optional Witness)

Name: _____

Signature: _____

Date: _____