

Members Committee And LL Agreement

Basic requirements

Keep makerspace running and open for new members.
No limitation about makerspace's size.

Current members need create members committee for managing the space. Also they need make makerspace agreement.

Members committee will decide each member responsible for what. Some members will have some regular monthly tasks. But LL can not control this process. Members committee can make decisions themselves. The makerspace and members committee are a separate and independent entity from LL and any other company.

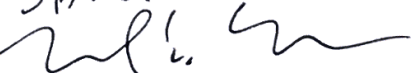
The makerspace committee can choose the option for contract transfer whether with LL as the leaseholder or a third company as the leaseholder, based on the decision-making process outlined in the makerspace agreement.

Members committee can change middleman company from 1th September or continue working with LL based on the decision-making process outlined in the makerspace agreement.

If members committee decide to change a middleman company (from LL to a new company), in this case LL have to transfer contract to a new company. In this case LL can ask to postpone transferring for 2 months from date members committee asked about it.

If property owner will not agree with transferring it's not LL problem.

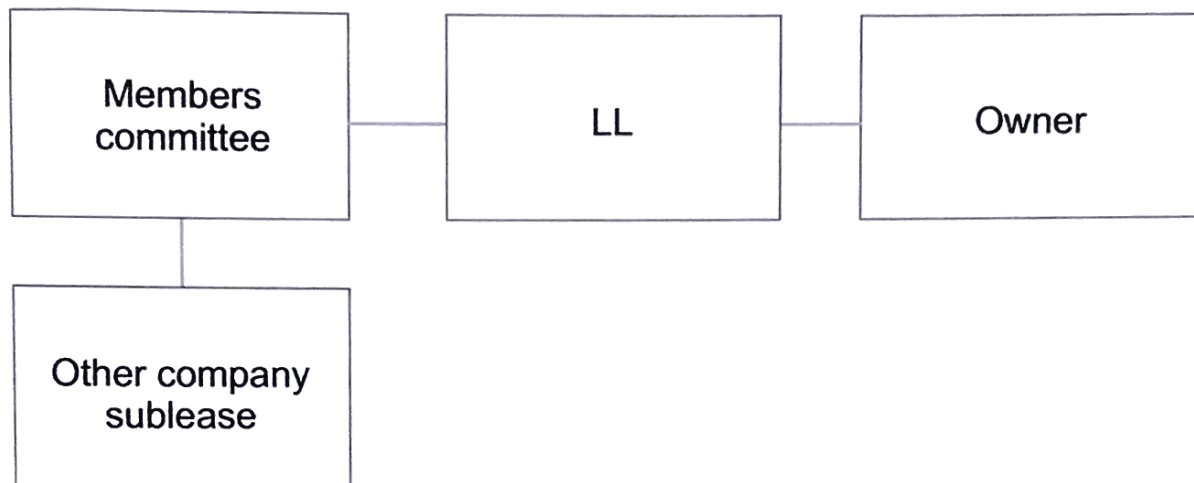
LL has 30000 RMB as "virtual money deposit" in lieu of transfer fee for unmovable items and can use it for buying 3 seats per months during 10 months. Each site counted as member if this person regularly visited the space.

26 July 2017 Sketched
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Two options for transferring contract

1. Schema with LL on the middle (preferable):



LL will be on the middle between Members committee and property owner.

According this schema members committee should pay 15 000 RMB every month for the rent fee, plus electricity, water, and other regular or unexpected expenses.

Doesn't matter how did members committee get this money. Members committee can pay full price or split it with other companies.

Members committee can find one or more companies to share the space with them. These companies pays money only to Members committee. Members committee collect money from companies and pay to LL.

Members committee don't need ask LL about new sub-renter company. It doesn't matter LL like this company or not. Members committee can decide themselves. No limitations about company's business area. No limitations about company's owner. There no connections between a sublease company and LL.

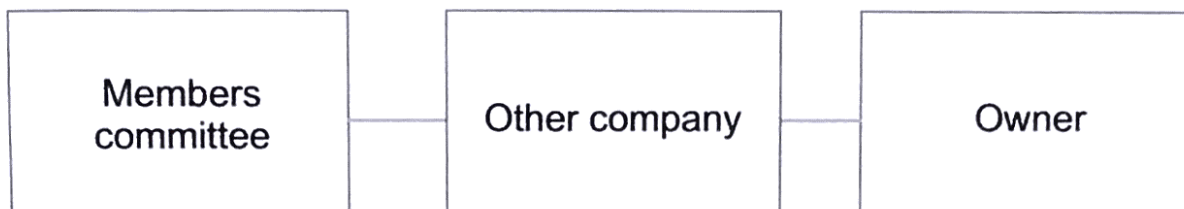
Deadline is 31 august.

Members committee have to pay 45 000 RMB to LL

45 000 RMB = 30 000 RMB for 2 months deposit + 15 000 RMB is a rent fee for September

2. Schema with other company on the middle:

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LL will transfer contract to other company , this company will have direct contract with property owner.

Under this option the members committee establishes an agreement with said company, guaranteeing the open access nature of the makerspace and independent operation under the membership committee.

LL agree to transfer contract under comparable financial conditions to option 1 (15000 RMB per month for the rent fee). The third party company needs to agree to deposit 30000RMB with Litchee Lab educational company, which will be refunded on April 30th 2018 if the third company has not transferred the contract to a 4th company. In this scenario the “virtual deposit” in lieu of transfer fee still applies and LL is entitled to membership seats in the same way. If due to action of the third party company LL educational company is no longer able to exercise its membership access, third party company has to refund the remaining membership fees (3000 * remaining months) to LL educational company.

The third party company does not get any seats on the Space Zero makerspace committee (other than as individual members following the procedure for new members).

Name and History

Members committee can rename the space, change logo, create website, move furniture, equipment, redecorate the space.

Members committee have to keep the space history, mention on website about LL, do not remove LL from the space history.

Other details

Start from September LL will stop using the space, stop use it as storage, if not, members committee can ask some payment for it.

LL have to give members committee all document that confirm money spending: bills for water, electricity and etc.

LL will give members committee the list of:

- equipment they want to charge money
- things they will leave in the space for free

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2018.9

– things they will take away

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2022.6.2

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