

Facility Room Rental Agreement
Re-Gain Health & Balance LLC dba Bali Holistic Wellness Center
1C Commons Drive, Unit 18
Londonderry NH 03053
877-603-2254
info@baliHW.com

This contract for the rental of a shared pre-furnished treatment room is made this day, _____, by and between Elizabeth Gillis, hereafter referred to as the Owner, and _____, hereafter referred to as the Renter.

Whereas, the Renter desires to rent, occupy, and make use of Room #7 at Bali Holistic Wellness Center, 1C Common's Drive, Londonderry NH 03053. Hereafter referred to as the " Room" to be used for professional wellness based services only. Use is restricted to the 2nd Floor , room #7 and common areas such as entrance/reception area, common hallways, break room and restroom. Access to any/all other rooms, areas and/or equipment and property is strictly prohibited.

Whereas, the Owner agrees to such rental, occupation, and use in consideration of certain payments and covenants herein enumerated;

Now, therefore, the parties agree to the following terms and conditions:

The Renter shall pay the Owner the sum in advance as presented as Exhibit A for use of said Room. The Renter shall pay to the Owner a Security Deposit in the sum of \$100.00 to be returned upon written notice that Renter no longer intends to continue renting Room and if all other obligations of this agreement have been satisfied.

Renter agrees that the Room will be shared and accessed by other professionals on a regular basis. Furthermore, Renter acknowledges that specific day(s) and time(s) are not guaranteed and are subject to a first come, first serve basis.

Payment: Payment is required at the time of room reservation. Payment is to be made directly on the scheduling application via credit card or by other payment means agreed to between the parties in advance (check, cash or Venmo is acceptable). *In the event the parties herein wish to enter into a set schedule agreement, a separate contract and payment arrangement may apply.*

Until payment and all other requirement have been met, Renter has no rights/privileges to enter, access or use of any part of the premises. Entrance to, and use of the premises once all requirements have been met, is limited to scheduled and pre-paid room reservation times regardless of any access codes having been provided. Renter shall not access to the Facility at any time other than during Start/End time reserved. Renter is only allowed access to the facility areas herein described for the hours they have paid for in advance.

Excess time fees: rental fees are based on the start/end times which includes setup and cleanup time. If Renter, their guests, or service providers exceed the start end times set forth in the online calendar application for any reason, an excess time fee will be assessed based on the hourly rate billed at 15 minute increments. Renter agrees that the excess time fees will be paid no more than one day after rental date. In the event that room rental time is being abused or renter is not paying the excess time fees and/or inconveniencing other practitioners and their room rental schedule, the owner reserves the right to terminate this agreement immediately and Renter shall forfeit any and all security deposits.

Cancellations: In the event of a cancelation of the room use either by circumstances of Renter and/or their patients/clients, rents are non-refundable.

Renter shall remove all personal property, trash and other items that were not present in the Room and or facility when renter took control of it. Furnishings are to be returned to their original placement and Room shall be ready for the next renter's use and in the same condition & level of cleanliness. Owner owns the following furnishings provided as part of the room rental: Two black chairs, massage table with head rest (with wool cover pads). One height adjustable rolling stool, 6x9 natural woven area rug, two tables, wall décor, BT poster and botanical decorative plants. Renter agrees to note any property damages or if in poor condition in writing to the owner immediately upon discovery of such damage or condition.

No alcoholic beverages, open flames, incense burning or smoking of any kind is allowed under any circumstances.

Upon Renter's completion of his/her obligations above, the owner shall return to Renter the security deposit minus any amounts deemed necessary to repair damages inflicted upon the Room or wellness center by Renter and or Renter's associates, guests, invitees, contractors and all other persons whatsoever who entered the venue during the rental period. Whether or not such persons did so with renter's knowledge or consent.

Renter will be liable for any physical damages, legal actions and or loss of reputation or business opportunities that owner may incur as a consequence of the actions of Renter or any of the Renter's guests while Renter is in control of the venue and shall indemnify and hold harmless the owner against any and all legal actions which may arise from Renter's use of the venue.

Any disputes arising under this contract shall be adjudicated in the Owner's local jurisdiction.

Renter is required to maintain liability insurance for their own business and shall add Bali Holistic Wellness center to said policy. A copy of Renter's insurance policy is to be provided prior to securing/renting room time.

In witness of their understanding of an agreement to the terms and conditions herein contained the parties affix their signatures below.

Renter's Signature

Date

Owner's Signature

Date

Renter's Printed Name

Elizabeth Gillis

Owner's Printed Name

Renter's Address

Renter's City, State, Zip Code

EXHIBIT A



1 Hour
60 mins · \$25



2 hours
120 mins · \$45



Part Day (4 hours)
240 mins · \$80



Full Day - 14 Hours
840 mins · \$150