



Seven Star Women's Kung Fu

Rental Agreement Seven Star Women's Kung Fu

This Lease Agreement ("Lease") is made effective as of **[enter date]**, by and between Seven Star Women's Kung Fu, ("Landlord"), and **[enter tenant name]** ("Tenant").

The parties agree as follows:

PREMISES: Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant (the "Premises") located at 525 21st Ave Seattle, WA 98122.

TERM: The lease term will begin on **[enter start date]** and will terminate **[enter end date]**, at which time, if all parties agree and have been faithful to this agreement, the lease may be renewed.

LEASE PAYMENTS: Tenant shall pay to Landlord **\$15.00** per hour for practices/self-training time; **\$25.00** per hour for classes in which a fee is charged, for all hours scheduled, payable in advance. Lease payments shall be made to the Landlord at the above address. They may also be placed in the envelope on the wall by the back door.

POSSESSION: Tenant shall be entitled to possession of the space only during scheduled hours and shall vacate the premises promptly. **Hours will be scheduled as needed but generally [enter agreed upon days/times].**

USE OF PREMISES/CANCELLATIONS: Tenant shall occupy and use the Premises only for the purpose of **[enter tenant's primary use of space]**. In order to receive credit for any hours cancelled, Tenant must give Landlord a minimum of 24 hours notice if not more advanced notice. If advanced notice is not given, the Tenant is responsible for payment of those hours, even if they are unused.

In addition, Tenant agrees to uphold the following rules in regard to the use of the space:

- All properties not belonging to Tenant will not be disturbed or removed from the premises.
- Any snacks removed from the stock shall be immediately paid as stated.
- Wrestling mats and other equipment may be used.



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- Upon leaving the space, all articles will be returned to their original position.
- The space shall be returned to its original condition with regards to cleanliness particularly of the floor.
- If your group generates garbage or waste, please sort the recycling and garbage per the signage near the bathrooms.
- **No outdoor shoes will be worn on the wood floor**
- All doors and windows will be secured, lights closed and all heaters turned to the "off" position.

KEYS: A key to the building has been issued. The key is not to be copied under any circumstances.

A \$20 key deposit has been received: _____date/initials

The \$20 deposit was returned when the key was returned _____ date /initials

PROPERTY INSURANCE: Landlord and Tenant shall each be responsible to maintain appropriate insurance for their respective interests in the Premises and property located on the Premises.

DEFAULTS: Tenant shall be in default of this Lease if Tenant fails to fulfill any lease obligation or term by which Tenant is bound. Subject to any governing provisions of law to the contrary, if Tenant fails to cure any financial obligation within 30 days (or any other obligation within 30 days) after written notice of such default is provided by Landlord to Tenant, Landlord may take possession of the Premises without further notice (to the extent permitted by law).

HABITABILITY. Tenant has inspected the Premises and fixtures, and acknowledges that the Premises are in a reasonable and acceptable condition of habitability for their intended use, and the agreed lease payments are fair and reasonable. If the condition changes so that, in Tenant's opinion, the habitability and rental value of the Premises are adversely affected, Tenant shall promptly provide reasonable notice to Landlord.

LANDLORD:

Seven Star Women's Kung Fu
525 21st Ave
Seattle WA 98122



Seven Star Women's Kung Fu

TENANT:

Name: _____

Address: _____

Phone#: _____

Email address: _____

ENTIRE AGREEMENT/AMENDMENT: This Lease Agreement contains the entire agreement of the parties and there are no other promises or conditions in any other agreement whether oral or written. This Lease may be modified or amended in writing, if the writing is signed by the party obligated under the amendment.

GOVERNING LAW: This Lease shall be construed in accordance with the laws of the State of Washington.

LANDLORD:

Seven Star Women's Kung Fu

_____ Date _____

TENANT:

[enter primary tenant name]

_____ Date _____