

Month-to-Month Commercial Rental Agreement

Office _____

GreenTent Group LLC
2775 N. Howard St. Building

1. Identification of Landlord and Tenant.

This Agreement is entered into between (Tenant) Your Name _____
with Business Name _____ and GreenTent Group, LLC (Landlord).

Each Tenant is liable for the payment of rent and performance of all other terms of this Agreement.

2. Premises Being Rented.

Landlord rents to Tenant, and Tenant rents from Landlord, the following office space located at
2775 North Howard Street Ste. _____ CDA, ID 83815

Mailing Address: 2775 N. Howard St. Ste A1

3. Limits on Use and Occupancy.

The premises are to be used only for commercial purposes for Tenant(s) business use.

Tenant will use the premises for the following business purposes:

Tenant may also use the premises for purposes reasonably related to the main use. Your Office rental includes access with permission to conference room & common areas. From 6am-5pm Monday thru Friday. On weekends and weeknights the conference room and common areas are set aside for Rental events. You still have access to the building to be in your office, halls & restrooms and may use the common area when not in use. After hours other parts of the building can be reserved by request.

4. Term of the Tenancy

The agreement will begin on _____ and continue on a month-to-month basis. Landlord may terminate the tenancy or modify the terms of this Agreement by giving the Tenant 30 days' written notice. Tenant may terminate the tenancy by giving the Landlord 30 days' written notice.

5. Payment of Rent

Tenant will pay to Landlord a monthly rent of \$ _____,

payable in advance on the first day of each month, except when that day falls on a weekend or legal holiday, in which case rent is due on the next business day.

Tenant's first rent payment is for the Tenants move-in date on _____ in the amount of \$ _____ plus a Security Deposit equal to the monthly rent amount of \$ _____. For a total of \$ _____. This amount will be paid on or before the date the Tenant moves in.

Rent will be paid in the following manner unless Landlord designates otherwise:

Rental Checks written and mailed to:

GreenTent Group, LLC
2775 N. Howard St. Suite A1
CDA, ID 83815

Form of payment. Landlord will accept payment in these forms: Check made payable to GreenTent Group, LLC, Certified funds or money order or electronic funds transfer

6. Late Charges

If Tenant fails to pay the rent in full before the end of the 5th day after it's due, Tenant will pay Landlord a late charge as follows: \$5 a day. Landlord does not waive the right to insist on payment of the rent in full on the date it is due.

7. Returned Check and Other Bank Charges

If any check offered by Tenant to Landlord in payment of rent or any other amount due under this Agreement is returned for lack of sufficient funds, a "stop payment," or any other reason, Tenant will pay Landlord a returned check charge of \$35.

8. Security Deposit

Tenant has deposited \$_____ with Landlord as security for Tenant's performance of this lease. Landlord will refund the full security deposit to Tenant within 14 days following the end of the lease if Tenant returns the premises to Landlord in good condition (except for reasonable wear and tear) cleaned the space, vacated the premises, returned keys, and provided Landlord with a forwarding address, and Tenant has paid Landlord all sums due under this lease. Otherwise, Landlord may deduct any amounts required to place the premises in good condition and to pay for any money owed to Landlord under the lease. The security deposit may not be used as last month's rent unless pre-approved by landlord.

9. Utilities, Services and Maintenance

Landlord will pay all utility charges, Garbage, Sewer, Water & Electric, Internet, & Supply Paper Towels & TP for bathrooms.

A. Landlord will maintain and make all necessary repairs to: (1) the roof, structural components, exterior walls, and interior common walls of the premises, and (2) the plumbing, electrical, heating, ventilating, and air-conditioning systems.

B. Landlord will clean and maintain (including snow removal) the parking areas, landscaping, and exterior of the building and remove all litter so that the premises will be kept in an attractive condition.

C. The space will be cleaned once a week by our cleaning service mopping, sweeping, vacuuming, emptying garbage, cleaning sinks and toilets etc.

Tenant will help keep common area, waiting room & halls cleaned and presentable pitching in to maintain a professional space as needed doing your own dishes wiping down counters after using them. All cleaning supplies are provided. Note Building Section: D or A.

10. Prohibition of Assignment and Subletting

Tenants will not sublet any part of the premises or assign this Agreement without the prior written consent of Landlord.

Tenants will not sublet or rent any part of the premises to any one not on the rental agreement, breach of this Agreement is cause for termination.

11. Improvements by Landlord

[] Tenant accepts the premises in “as is” condition. Landlord need not provide any repairs or improvements before the lease term begins.

[] Before the lease term begins, Landlord (at Landlord’s expense) will make the repairs and improvements listed.

12. Improvements and Alterations by Tenant

Tenant may make alterations and improvements to the premises after obtaining the Landlord’s written consent, which will not be unreasonably withheld. At any time before this rental agreement ends, Tenant may remove any of Tenant’s alterations and improvements, as long as Tenant repairs any damage caused by attaching the items to or removing them from the premises.

Tenant will not, without Landlord’s prior written consent, alter, rekey, or install any locks to the premises or install or alter any security alarm system. Tenant will provide Landlord with a key or keys capable of unlocking all such rekeyed or new locks as well as instructions on how to disarm any altered or new security alarm system.

13. Tenant’s Maintenance Responsibilities

Tenant will: (1) keep the premises clean, sanitary, and in good condition and, upon termination of the tenancy, return the premises to Landlord in a condition identical to that which existed when Tenant took occupancy, except for ordinary wear and tear; (2) immediately notify Landlord of any defects or dangerous conditions in and about the premises of which Tenant becomes aware; and (3) reimburse Landlord, on

demand by Landlord, for the cost of any repairs to the premises damaged by Tenant or Tenant's guests or business invitees through misuse or neglect.

Tenant has examined the premises, including appliances, fixtures, carpets, drapes, and paint, and has found them to be in good, safe, and clean condition and repair, except as noted in the Landlord-Tenant Checklist.

Tenant will clean and maintain Tenant's portion of the building & any shared common areas as used by tenant or tenant's guests. We all desire to work in a professional space. Help us by caring about the overall attractive condition of the building. If you see a paper towel on the floor pick it up. Let us know when something is out of place or supplies are running low.

We have clients and guests that walk through the building regularly and we want to present our best foot forward.

The office spaces are designed to give an open view into each space. Decorating your office is up to you let it be an adventure. Whether it is simply classic, Steampunk, Vintage 1920's – 50's etc it's your opportunity to show your creativity & professionalism by your design. We ask that you keep your space picked up within reason and in attractive condition as much as possible.

14. Violating Laws and Causing Disturbances

Tenant is entitled to quiet enjoyment of the premises. Tenant and guests or invitees will not use the premises or adjacent areas in such a way as to: (1) violate any law or ordinance, including laws prohibiting the use, possession, or sale of illegal drugs; (2) commit waste (severe property damage); or (3) create a nuisance by annoying, disturbing, inconveniencing, or interfering with the quiet enjoyment and peace and quiet of any other tenant or nearby resident.

15. Pets

No animal may be allowed on the premises without Landlord's prior written consent, except animals needed by tenants who have a disability, as that term is understood by law.

If you make friends with a pet in the building please ask permission before feeding them any treats.

16. Landlord's Right to Access

Landlord or Landlord's agents may enter the premises in the event of an emergency, to make repairs or improvements, or to show the premises to prospective buyers or tenants. Landlord may also enter the premises to conduct an annual inspection to check for safety or maintenance problems. Except in cases of emergency, Tenant's abandonment of the premises, court order, or where it is impractical to do so, Landlord will knock before entering.

17. Extended Absences by Tenant

Tenant will notify Landlord in advance if Tenant will be away from the premises for 30 or more consecutive days. During such absence, Landlord may enter the premises when reasonably necessary to maintain the property and inspect for damage and needed repairs.

18. Possession of the Premises

a. Tenant's failure to take possession.

If, after signing this Agreement, Tenant fails to take possession of the premises, Tenant will still be responsible for paying rent and complying with all other terms of this Agreement.

b. Landlord's failure to deliver possession.

If Landlord is unable to deliver possession of the premises to Tenant for any reason not within Landlord's control, including, but not limited to, partial or complete destruction of the premises, Tenant will have the right to terminate this Agreement upon proper notice as required by law. In such event, Landlord's liability to Tenant will be limited to the return of all sums previously paid by Tenant to Landlord.

19. Tenant Rules and Regulations

Tenant understands that serious or repeated violations of the rules may be grounds for termination. Landlord may change the rules and regulations without notice.

Parking Assignments for renters Door A. B. C. D. (circle one)

___ A. Park on the street or the front parking lot on the south side.

___ B. In the front parking lot on the north side or on the street.

___ C. or D. you will park on the street or in the back of the building.

___ Members Park on the street

20. Taxes

A. Landlord will pay all real property taxes levied and assessed against the premises.

B. Tenant will pay all personal property taxes levied and assessed against Tenant's personal property.

21. Damage to Premises

A. If the premises are damaged through fire or other cause not the fault of Tenant, Tenant will owe no rent for any period during which Tenant is substantially deprived of the use of the premises.

B. If Tenant is substantially deprived of the use of the premises for more than 90 days because of such damage, Tenant may terminate this lease by delivering written notice of termination to Landlord.

22. Insurance

All tenants should provide a basic liability insurance, which will cover you, your customers, and your property while you are in or around the building. Please select one of the following and sign below:

____ I WILL PURCHASE RENTER'S INSURANCE THROUGH MY INSURANCE PROVIDER:

Please email a copy of the proof of insurance to crystal@greentent.com or mail to 2775 N. Howard St. Suite ____ Coeur d'Alene, ID 83815.

____ I WILL DECLINE PURCHASING RENTER'S INSURANCE: I hereby decline to purchase any extra coverage for my business at 2775 N. Howard St. Suite ____, Coeur d'Alene, ID 83815 and thereby take complete responsibility for any damage caused by myself or a customer to the building or my personal property. I also agree to take complete responsibility for any medical costs brought about by any injury on the premises.

Signature: _____ . Date _____

23. Notice of Default

Before starting a legal action to recover possession of the premises based on Tenant's default, Landlord will notify Tenant in writing of the default. Landlord will take legal action only if Tenant does not correct the default within ten days after written notice is given or mailed to Tenant.

24. Authority to Receive Legal Papers

The Landlord, any person managing the premises, and anyone designated by the Landlord are authorized to accept service of process and receive other notices and demands, which may be delivered to:

The Landlord, at the following address: GreenTent Group, LLC 2775 N. Howard St. Suite A1 CDA, ID 83815

25. Validity of Each Part

If any portion of this Agreement is held to be invalid, its invalidity will not affect the validity or enforceability of any other provision of this Agreement.

26. Grounds for Termination of Tenancy

The failure of Tenant or Tenant's guests or invitees to comply with any term of this Agreement, or the misrepresentation of any material fact on Tenant's rental application, is grounds for termination of the tenancy, with appropriate notice to Tenant and procedures as required by law.

27. Payment of Court Costs and Attorney Fees in a Lawsuit

In any action or legal proceeding to enforce any part of this Agreement, the prevailing party shall recover reasonable attorney fees and court costs.

28. Disputes

Mediation and Possible Litigation. If a dispute arises, the parties will try in good faith to settle it through mediation to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, either party may take the matter to court.

Mediation and Possible Arbitration. If a dispute arises, the parties will try in good faith to settle it through mediation conducted by a mediator to be mutually selected.

The parties will share the costs of the mediator equally. Each party will cooperate fully and fairly with the mediator and will attempt to reach a mutually satisfactory compromise to the dispute. If the dispute is not resolved within 30 days after it is referred to the mediator, it will be arbitrated by an arbitrator to be mutually selected.

Judgment on the arbitration award may be entered in any court that has jurisdiction over the matter. Costs of arbitration, including lawyers' fees, will be allocated by the arbitrator.

Landlord need not participate in mediation or arbitration of a dispute unless Tenant has paid the rent called for by this lease or has placed any unpaid rent in escrow with an agreed upon mediator or arbitrator.

29. Notices

All notices must be in writing. A notice may be delivered to a party at the address that follows a party's signature or to a new address that a party designates in writing. A notice may be delivered:

- A. In person
- B. Via email, (Always Follow up with a text)
- C. Certified mail,

30. Governing Law

This lease will be governed by and construed in accordance with the laws of the state of Idaho.

31. Waiver

If one party waives any term or provision of this rental agreement at any time, that waiver will be effective only for the specific instance and specific purpose for which the waiver was given. If either party fails to exercise or delays exercising any of its rights or remedies under this lease, that party retains the right to enforce that term or provision at a later time.

32. Severability

If any court determines that any provision of this rental Agreement is invalid or unenforceable, any invalidity or unenforceability will affect only that provision and will not make any other provision of this lease invalid or unenforceable, and shall be modified, amended, or limited only to the extent necessary to render it valid and enforceable.

33. Entire Agreement

This is the entire agreement between the parties. It replaces and supersedes any and all oral agreements, no promises or representations, other than those contained here and those implied by law, between the parties, as well as any prior writings. Any modifications to this Agreement must be in writing and signed by Landlord and Tenant.

Landlord's Information:

Landlord's Agent: Crystal Reiber **Title:** Executive Secretary

Mailing Address: GreenTent Group, LLC 2775 N. Howard St Ste. A1 CDA, ID 83815

Contact phone: 208-704-2767 Call or Text

Email: Crystal@greentent.com (Please notify via text that you have sent an email.)

If you're unable to reach the agent in a timely manner feel free to call:

Landlord: Barney Iott. **Title:** Owner

Phone: 208-699-8707

Tenant's Information: **Office #** _____ **Pick a Door Code:** _____

Business Name _____

Tenant full Name _____ **Phone** _____

Email _____

Tenant Mailing Address _____

Tenant's Emergency Contact

Full Name _____ **Relationship** _____

Phone _____

**Landlord & Tenant both have read and agree
to the terms of this full document by signature below.**

Tenant personally guarantees the performance of all financial obligations of the lease.

Landlord or Agents Signature _____ Date _____

Tenants Signature _____ Date _____