

MEETING ROOM RENTAL AGREEMENT

I. THE PARTIES. Landlord: **SmokeStack WorkSpacem, LLC** “Landlord” of 2409 Maxwell Ln, Deer Park, Texas 77536,

AND Occupant: **Listed under the signature space below.**

The Landlord and Occupant shall be referred to as the “Parties” and agree as follows:

II. MEETING SPACE. Under this Agreement, the Landlord agrees to offer the Occupant the Venue (Event space or Conference Room) for co-working and meeting use:

III. TERM.: Use of space for selected rental option.

IV. RENTAL. The Occupant selects the option below and shall be provided with the following as part of this Agreement: **(Select Option Below)**

- Meeting/Event Space (8 Hours) for \$400.00**
- Meeting/Event Space (4 Hours) for \$200.00**

- Conference Room (8 Hours) for \$200.00**
- Conference Room (4 Hours) for \$100.00**

This option is selected for: Date: _____ **Beginning Time:** _____

- Coffee and Refreshments. The Occupant shall have access and be able to consume an unlimited amount of coffee and other refreshments as designated by the Landlord. Coffee and Refreshments availability may change from time-to-time.

- Internet Access. The Landlord shall provide cursory internet access (Wi-Fi), which is on a shared community network.

- Printing & Copying. If the Occupant should request to have any documents printed or copied it shall be at a rate of **\$0.15/page**.

Being a Occupant of the Premises grants the privilege and use in common with other Occupants on the Premises. The Occupant understands the use of the Premises is determined by each Occupant's agreement with the Landlord. In no way does the term “co-working” or any other term in this Agreement suggest that the rights of any Occupant is equal to another.

V. OPERATING STANDARDS. In accordance with this Agreement, and all other co-working space agreements on the Premises, the Occupant agrees to the following:

Operation Hours are 7AM to 5PM. After-hours are 5PM to 11PM. Operational hours are designated upon request.

No individual or business may conduct any activity within the Premises that, in the sole judgment of the Landlord, create excessive traffic or be inappropriate to the other Occupants' co-working experience;

No individual or business may advertise or have identifying signs or notices that are inscribed, painted, or affixed on any part of the Premises without the express written consent of the Landlord;

All Occupants of the Premises shall keep clean any common areas after use. This includes, but is not limited to, conference rooms, call areas, coffee and snack areas, visual equipment, and any other space that may be used by another Occupant;

All Occupants are prohibited from smoking in any area of the Premises; and

All Occupants are to operate in a way that is courteous with all other individuals.

The Landlord reserves the right to make other reasonable rules and regulations from time to time in order to promote a good co-working environment amongst the Occupants.

The Occupant may make reasonable changes and updates within the rented premises with the Landlord's approval. All expenses for changes and updates to rented premises are the responsibility of the Occupant.

VI. WAIVER. The Landlord shall not be liable for any interruption or error in the performance of the services offered under this Agreement. The Occupant waives all liability against the Landlord for any claims arising from such disruption of services, specifically, any telecommunication utilities on the Premises. Furthermore, any loss, damage, expense, or injuries to persons or the Occupant's property arising out of mistakes, omissions, interruptions, delays, errors, or defects in any transmission occurring in the course of furnishing telecommunications services provided are not caused by the willful acts of the Landlord, as well as any claim for business interruption and for consequential damage.

Both Parties hereby agree to defend, indemnify and hold harmless from and against any and all claims, damages, injury, loss and expenses to or of any portion or property resulting from the acts or negligence of their agents, employees, invitees, and/or licensees while on the Premises.

VII. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

XVII. INDEMNIFICATION. The Landlord shall not be liable for any damage or injury to the Occupant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Occupant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Occupant's expense.

XVIII. GOVERNING LAW. This Agreement is to be governed under the laws located in the State where the Premises is located.

XIX. ADDITIONAL TERMS AND CONDITIONS. N/A

XX. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Occupant agree to the terms and conditions and shall be bound until the end of the Lease Term.

By signing below, Occupant accepts to the terms of this agreement:

Occupant's Signature _____ **Date:** _____

Print Name: _____