



RENTAL AGREEMENT

Agreement between Millrace Properties, LLC (Owner), and _____, (Tenant), for a commercial working space located at 1218 E. Euclid, San Antonio, TX 78212, named Cubes at the Quonset.

- Tenant(s) agree to rent Cube # _____ on a month-to-month basis for \$ _____ per month, payable in advance on the 1st day of the calendar month, plus \$25 if reserving a covered parking spot.
- The first month's rent for this space is \$ _____.
- The security/cleaning deposit on this space is \$ _____. It is refundable if Tenant(s) leave the space clean and undamaged, save for normal wear and tear.
- Tenant(s) will give 10 days' notice in writing before move-out and will be responsible for paying rent through the end of this notice period or until another tenant approved by the Owner(s) has moved in, whichever comes first.
- Owners will refund all deposits due within 30 days after Tenants has/have moved out completely and returned the keys.
- Use of the following is included in the rent:
Workspace, furniture, telephones, receptionist, conference room when scheduled in advance, kitchen, pool and game table space, restrooms, parking area.

TENANTS AGREE TO THE FOLLOWING:

- To accept the space "as is," having already inspected it.
- To keep personal area clean.
- To keep from making loud noises, etc. that will disturb other people's working environment.
- Not to annoy, harass, molest, incite violence, or otherwise cause distress to other tenants or persons in the building.
- Not to paint the space or make permanent changes without first getting Owner(s) written permission.

- To park motor vehicles in the connected parking lot, using a reasonable amount of space, and to keep that space clean of oil drippings and grease.
- To use care and caution when parking, and to not hit or damage any other cars in the lot.
- To park in designated areas, and to pay a monthly fee if using the covered carport.
- To not repair motor vehicle on the premises.
- To allow Owner(s) to inspect the space, work on it, or show it to prospective tenants at any and all reasonable times.
- To pay rent by check or money order made out to the Owner(s) (returned checks will have applicable late payment fees).
- To pay for repairs of all damage they or their guests have caused.
- To use the space for professional and freelance work only, and not to use as a residential space or dwelling.
- To use conference room, common areas, and utilities within a reasonable amount. Excessive usage of the conference area or utilities may incur additional charges.
- To make sure their pets, if brought onto the premises, are well behaved and do not make a mess or excessive noise, do no damage to the property, or cause excessive distraction.
- To have 24/7 access to the building, but to not trespass into any other person's working area without them present, or to engage in any theft or appropriation of property.

Violation of any part of this Agreement or nonpayment of rent when due shall be cause for eviction under applicable code sections. The prevailing party shall recover reasonable legal service fees involved.

Tenants hereby acknowledge that they have read this Agreement, understand it, agree to it, and have been given a copy.

Owner

Print: _____ Sign: _____ Date: _____

Tenant

Print: _____ Sign: _____ Date: _____