



Studio Space Rental Agreement

8000 Powell Rd. Suite 100
St. Louis Park, MN 55426
Studio #(s) _____

- 1. Tenancy is month to month. First and last month's rent is required to occupy a space. 30 days notice is required to terminate tenancy.
2. Because no security deposit is required, occasional inspections may be done by the landlord. Any damages caused by tenant to must be paid immediately by tenant.
3. Rent payment in full is required by 11:59 pm on the first of every month. If payment in full is not received, it will be regarded the same as a 30 day notice. Tenant will be required to vacate the room(s) as of 11:59pm on the last day of that same month.
4. Pay rent with one Venmo payment, one PayPal payment, one check, one money order or one credit card. Cash is accepted on or before the first, in full and in person.
5. Tenants shall use one contact person. The contact person must provide a drivers license. Contact person must sign agreement.
6. Get along with you neighbors.
7. It is the tenant's responsibility to carry liability and property insurance.
8. All State and Federal laws apply on Taylor Sound premises.
9. Key cards are \$25 and \$15. This is a non-refundable fee that covers changing of the locks and adding tenants to the security profile. Keys and cards must be returned at the end of the tenancy.
10. Thermostat: Please use the arrow up or down buttons to set the thermostat to your desired temp. Do not press "HOLD". This way when the next cycle comes around it will reset to it's normal settings and you don't have to worry about it when you leave. Leave system on Cool or Heat depending on season. Leave Fan on AUTO. You may be charged a fee for leaving the heat or AC on hold.
11. No smoking inside.

Fees:

Table with 3 columns: Description, Quantity/Day, and Price. Rows include Start Date, Last Month's Rent, First Month's Rent, Pro-Rated First Month's Rent, Key Cards (\$25 each), Keys (\$15 each), High Speed Internet \$20/mo., and Total.

Signed _____ Date _____
T. Perry Bowers, Taylor Arts, LLC, President

Signed _____ Date _____
Print Name _____
Address _____
City _____ State _____ Zip _____
Phone _____ Email _____
Pass Card # _____
Tenant