



## LEASE AGREEMENT

This Lease Agreement (“Agreement”) is entered into and made effective as of the date of \_\_\_\_\_, by and between **TheraSuites TX**, LLC (“Lessor”) and \_\_\_\_\_ (“Lessee”). For and in consideration of the mutual covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Lessee and the Lessor hereby agree as follows:

### 1. PREMISES AND LEASE STRUCTURE

#### 1.1 Premises

Lessor hereby leases to Lessee, the location of said space being Room \_\_\_\_\_, located at 318 Noble Street, Spring, Texas 77373 for the operation of the Lessee’s practice. The leased premises consist of one designated office (“Premises”) and non-exclusive access to common areas, which may include a waiting area, restrooms, parking areas, and shared amenities as made available by Lessor.

Parking is provided on a first-come, first-served basis with no guarantee of availability.

1.2 **Lessor’s Address:** 318 Noble Street, Spring, TX 77373

1.3 **Lessee’s Address:** \_\_\_\_\_

#### 1.4 Use and Occupancy

This Agreement grants Lessee exclusive right to use and occupy the premises

Room: \_\_\_\_\_

Day: \_\_\_\_\_

Time: \_\_\_\_\_

Missed days do not carry over and are not refundable.

## **2. TERM**

### **2.1 Lease Term**

The term of this Agreement shall be for twelve (12) consecutive months (“Term”).

- Commencement Date: \_\_\_\_\_
- Termination Date: Twelve (12) months from the Commencement Date.
- Upon expiration of the initial Term, this Agreement shall convert to a month-to-month agreement unless terminated by either Party upon sixty (60) days’ written notice.

## **3. RENT AND PAYMENTS**

### **3.1 Rent**

Lessee agrees to pay rent in the amount of \$\_\_\_\_\_ per month to the Lessor on the first (1st) day of each month; provided, however, that the first month’s rent is due upon execution of this Lease, and if the commencement date is on a day other than the first (1st) of the month, then the first month’s rent will be prorated.

### **3.2 Late Payments**

- Payments received after the 5th day of the payment due date incur a 10% late fee
- Payments received after the 10th day constitute a material default of this Agreement and the full remaining balance of the lease may be billed.

### **3.3 Additional fees for optional services, including Business Address**

Services are not considered rent but are enforceable under this Agreement.

## **4. SECURITY DEPOSIT**

Lessee shall pay a security deposit of \$\_\_\_\_\_ due prior to the Commencement Date.

The security deposit:

- Is not rent
- May be commingled with other funds
- Will be returned within a reasonable time after lease termination, less any deductions for damages or unpaid obligations.
- The security deposit applies only to Lessees leasing physical office space and is not required for Business Address Service only.

If any portion is used, Lessee must restore the deposit within 30 days of written notice.

## 5. USE OF PREMISES

### 5.1 Permitted Use

The Premises may be used solely for the operation of a lawful professional practice, including but not limited to:

- Counseling
- Therapy
- Psychiatry
- Related professional services

No other use is permitted without written approval.

### 5.2 Compliance Lessee shall:

- Maintain all required licenses, insurance, and permits
- Comply with all applicable federal, state, and local laws
- Ensure client conduct is professional and lawful

### 5.3 Business Address Service (Virtual Business Address Option)

Lessee may elect to use Lessor's business address at 318 Noble Street, Spring, Texas 77373 as Lessee's registered business address for purposes including, but not limited to, PLLC or LLC registration, professional licensing, and business correspondence ("Business Address Service").

Lessee may not represent the Premises as a staffed or full-time business location if Lessee does not lease physical office space.

Business Address Service is optional and available regardless of whether Lessee physically occupies the Premises.

If elected, Lessee agrees to pay a fee of \$59.00 per month, billed monthly.

Business Address Use:

- Provides access to check mail between office hours of Monday-Friday 8am-8pm.
- Lessor does not accept responsibility for loss, delay, theft, or handling of mail or packages.

Lessee is solely responsible for ensuring that use of the address complies with all applicable laws, licensing requirements, and professional regulations.

Lessor reserves the right to revoke Business Address Service upon written notice if Lessee is in default of this Agreement or uses the address in a misleading, unlawful, or unauthorized manner.

## **6. RENEWAL**

Lessees leasing physical office space under a fixed Term may request renewal.

- Renewal is subject to approval
- Rent shall increase by a minimum of 3% upon renewal
- Failure to provide timely notice may result in forfeiture of the security deposit
- This Section does not apply to Business Address Service.

## **7. MAINTENANCE AND COMMON AREAS**

### **7.1 Lessee Responsibilities**

Lessee shall maintain the Premises in good condition and repair, ordinary wear and tear excepted.

### **7.2 Lessor Responsibilities**

Lessor shall maintain common areas and furnishings and notify Lessee of any condition that may materially impact access or use.

## **8. INSURANCE**

Lessee shall maintain, at its own expense:

- Commercial General Liability: \$1,000,000 per occurrence / \$2,000,000 aggregate
- Professional Liability: \$1,000,000
- Workers' Compensation (if applicable)

Proof of insurance must be provided:

- Prior to possession
- Annually
- Upon reasonable request

## **9. INDEMNIFICATION**

Lessee agrees to indemnify and hold harmless Lessor, property owners, and agents from all claims arising from Lessee's use of the Premises, except where caused by Lessor's gross negligence or willful misconduct.

## **10. TERMINATION**

### **10.1 By Lessor**

Lessor may terminate this Agreement for:

- Non-payment
- Violation of terms
- Disruptive or unsafe conduct

Following written notice and a reasonable cure period.

#### **10.2 By Lessee**

Lessee may terminate for material breach by Lessor that remains uncured after 60 days' written notice.

### **11. RELOCATION OF PREMISES**

Relocation of TheraSuites TX within the market does not constitute a breach of this Agreement.

Lessor shall provide at least 30 days' notice of any relocation and Lessee shall retain the right to enter into a new lease at the new location.

### **12. ALTERATIONS**

No structural or interior alterations may be made without prior written consent from Lessor.

### **13. ACCESS**

Lessor may enter the Premises:

- In emergencies
- For repairs or maintenance
- For inspection with reasonable notice

### **14. ASSIGNMENT & SUBLEASING**

Lessee may not assign or sublease. Unauthorized subleasing is prohibited.

### **15. CASUALTY OR CONDEMNATION**

If the Premises becomes unusable due to casualty or condemnation, Lessee may terminate this Agreement upon written notice, with no further obligation.

## **16. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding between the Parties and supersedes all prior agreements.

Amendments must be in writing and signed by both Parties.

## **17. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of Texas.

## **18. ATTORNEY FEES**

In any legal action, the prevailing Party shall be entitled to reasonable attorney's fees and costs.

## **19. NO AGENCY**

Nothing herein creates a partnership, agency, or joint venture between the Parties.

## **20. SIGNATURES**

**By clicking the box on the online registration form, the Parties agree to all terms of this Agreement.**

**Lessee:**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_

**Lessor:**

**TheraSuites TX, LLC**

**By:** \_\_\_\_\_

**Name:** \_\_\_\_\_