



THERASUITES TX SHORT-TERM RENTAL AGREEMENT

This Agreement is entered into between **TheraSuites TX, LLC** ("Provider") and **Renter:** _____ ("Renter") for the temporary, non-exclusive use of designated office space at **318 Noble Street, Spring, Texas 77373**, on a single-day or other short-term basis.

This Agreement does not create a lease, tenancy, or right to exclusive possession of any office or portion of the Premises.

1. Rental Period:

Date: _____ Total Hours: _____ Type of use: _____

Renter agrees to use the space only for the purpose listed above.

2. PAYMENT TERMS

- Full payment is required at booking.
- Renter is financially responsible for any damage, excessive cleaning, loss, or other charges resulting from Renter's use of the Premises or the use of the Premises by Renter's clients, guests, employees, contractors, or other individuals under Renter's responsibility.

3. CANCELLATION POLICY

Because rental dates are reserved specifically for Renter and may prevent Provider from accepting other reservations, cancellations are subject to the following refund schedule:

- **30 or more days before the scheduled rental:** Full refund.
- **14–29 days before the scheduled rental:** 50% refund.
- **7–13 days before the scheduled rental:** 25% refund.

- **Less than 7 days before the scheduled rental:** No refund.

Cancellations must be submitted in writing. The cancellation date and time will be determined by the date and time Provider receives the written cancellation notice.

For reservations involving multiple days, including weekend or extended reservations, the cancellation policy applies to the **entire reservation** and may not be applied separately to individual dates.

No refunds will be provided for no-shows, late cancellations, early departure, unused rental time, or failure to use the reserved space.

Any applicable refund will be issued to the original payment method. Payment processing fees or other non-recoverable transaction fees may be deducted from the refund.

4. Use of Property

The space is to be used for lawful professional, wellness, or educational purposes consistent with the purpose for which the space was reserved.

Renter agrees to:

- Comply with all applicable federal, state, and local laws;
- Maintain all required professional licenses, registrations, certifications, and insurance;
- Conduct themselves and their clients professionally;
- Respect the privacy and confidentiality of other professionals and their clients;
- Use furnishings, equipment, and common areas appropriately; and
- Leave the space in substantially the same condition in which it was found.

Strictly Prohibited:

- Parties or loud events;
- Alcohol or illegal substances or activities;
- Open flames, including candles and incense;

- Hazardous, disruptive, or unauthorized activities;
- Activities that may cause damage to the Premises, furniture, equipment, or property; and
- Allowing another professional or business to use the reserved space under Renter's booking.

5. CAPACITY & SUPERVISION

- Maximum of _____ people are allowed on the premises at any time.
- Renter is responsible for all clients, guests, employees, contractors, and other individuals brought onto the Premises by Renter and their behavior while on the Premises.

6. Policy for Entry / Setup / Cleanup / Exit

Guest / Renter agrees to:

- Booking time includes setup and cleanup.
- Early Entry is not guaranteed.
- Entry instructions will be provided prior to booking.
- Leave the space in the same condition as received.
- Dispose of trash properly.
- Report any damages immediately.
- Guest / Renter must vacate promptly at the end of the session.
- Late exit will result in a fee of \$ 25 per 15 minutes

Renter is responsible for any additional cleaning, damage, or other charges resulting from failure to comply with these requirements.

7. Damages & Liability

Renter is financially responsible for any damage, loss, destruction, or excessive cleaning resulting from Renter's use of the Premises or the use of the Premises by Renter's clients, guests, employees, contractors, or other individuals under Renter's responsibility.

Renter agrees to reimburse Provider for the reasonable cost of repair, replacement, restoration, or additional cleaning.

To the extent permitted by law, Renter agrees to release, indemnify, and hold harmless **TheraSuites TX, LLC**, its owners, agents, employees, and property owners from claims, losses, damages, liabilities, or expenses arising out of Renter's use of the Premises or the conduct of Renter or Renter's clients, guests, employees, contractors, or other individuals under Renter's responsibility, except to the extent caused by the gross negligence or willful misconduct of Provider.

TheraSuites TX, LLC is not responsible for lost or stolen personal property.

8. IDENTIFICATION & REQUIRED DOCUMENTATION

Prior to the first reservation, Renter shall provide documentation reasonably necessary to verify eligibility for use of the Premises, including:

- Government-issued identification;
- Proof of applicable professional license, registration, or certification; and
- Proof of professional liability/malpractice insurance, when applicable.

Renter is responsible for maintaining all required licenses, insurance, and professional credentials in good standing while using the Premises.

Failure to provide required documentation may result in cancellation of the reservation or denial of access to the Premises.

9. ACCESS & USE OF SPACE

Renter's access is limited to the date, time, and designated space confirmed through the reservation.

Renter does not receive any ownership, tenancy, leasehold, or other possessory interest in the Premises.

Provider reserves the right to access the space when reasonably necessary for emergencies, safety, security, maintenance, repairs, cleaning, or other legitimate operational purposes.

10. NO TENANCY

Renter acknowledges that this is a temporary, short-term use arrangement and does not create a landlord-tenant relationship.

Renter has no right to exclusive possession of the Premises beyond the specific reservation period and designated space.

11. GOVERNING LAW

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

SIGNATURES

By signing below, Renter acknowledges that Renter has read, understands, and agrees to the terms of this Agreement.

Renter

Name: _____

Business/Practice Name: _____

Signature: _____

Date: _____

TheraSuites TX, LLC

Authorized Representative: _____

Signature: _____

Date: _____