

Commercial Room Lease Agreement

This Lease Agreement is entered into on **[Date]**, by and between **[Landlord/Business Name]** ("Lessor") and **[Therapist Name/Business Name]** ("Lessee").

1. Description of Premises

Lessor hereby leases to Lessee the individual treatment room identified as **[Room Number/Name]** located within the premises of **[Full Address]**.

- **Shared Amenities:** Lessee shall have non-exclusive access to common areas, including the waiting room, restrooms, and **[breakroom/utility closet]**.

2. Term & Termination

- **Term:** This lease shall begin on **[Start Date]** and continue on a **[Month-to-Month / Fixed Term]** basis.
- **Termination:** Either party may terminate this agreement with **[30/60]** days' written notice.

3. Rent & Security Deposit

- **Base Rent:** Lessee agrees to pay **[\$Amount]** per month, due on the **[1st/5th]** of each month.
- **Method of Payment;** Check or Autodraft, no Credit Card payments
- **Late Fees:** A late fee of **[\$Amount]** shall be applied if rent is not received by the **[Day]** of the month.
- **Security Deposit:** A deposit of **[\$Amount]** is due upon signing, to be held for potential damages beyond normal wear and tear.

4. Permitted Use

The Premises shall be used solely for the practice of massage therapy and bodywork in accordance with state and local laws. Lessee must maintain an active **[State]** Massage Therapy License at all times.

5. Utilities & Services

Lessor shall provide and pay for the following:

- Electricity, Water, and HVAC
- High-speed Wi-Fi
- Janitorial services for common areas

- Laundry facilities

6. Quiet Enjoyment & Professionalism

As massage therapy requires a tranquil environment, both parties agree to:

- Maintain a professional noise level in common areas.
- Refrain from using strong scents or diffusers that may negatively impact other tenants.
- Ensure all clients are greeted and directed to the waiting area.

7. Insurance & Liability

Lessee is required to maintain Professional Liability Insurance and General Liability Insurance with a minimum of **[\$1,000,000]** coverage. **[Lessor Name]** must be named as an "Additionally Insured" party on the policy. AMTA or ABMP insurance companies only.

Renters insurance must be obtained and a copy given to the Lessor at every renewal period.

8. Maintenance & Alterations

Lessee shall keep the room in good condition. No permanent alterations (painting, drilling, or fixture changes) shall be made without the prior written consent of the Lessor.

Execution

Lessor Signature: _____ **Date:** _____

Lessee Signature: _____ **Date:** _____
