

Juniper Building

- a. **Payment Instructions.** Checks should be made by Zelle or payable to: “**Juniper Building, LLC.**” and mailed to:

**Juniper Building, LLC
6455 Juniper Rd
Joshua Tree, CA 92252**

- 8. Rental Policies.** The failure by Tenant to adhere to any of the following policies will be considered a breach of the Agreement, which may result in temporary suspension of access to the Studio Space and/or early termination of the Agreement by Lessor, subject to the provisions of Section 6.a. [Early Termination]:

- a. No use except for the Permitted Uses without the prior written consent of the Lessor.
- b. No smoking inside of the building.
- c. No pets of any kind are permitted.
- d. No damage or alterations to the Studio Space, the common area or to the building.
- e. Common area is to be kept clean at all times, demonstrating respect for other renters and their visitors.
- f. Do not remove tools or other company property from premises. We do not loan out tools.
- g. The kitchen is a common area shared by other artists. Tenants are asked to respect refrigerator real estate. Only eat/drink what is yours. Feel free to label personal items. Shareable items are typically left available on the counter for all to enjoy.
- h. Tenants must adhere to proper disposal methods for toxic substances.
- i. Only active Juniper Building renters may use the equipment in the work space. If Tenant wants to work collaboratively with non-renters, this must be discussed with and approved by Juniper Building management on a case-by-case basis. This work must be scheduled and executed in a manner that does not interfere with other renters.

- j. Tenants must keep the number of outside visitors to a minimum. Non-renters are strictly prohibited from using Tenant's keys or access codes to the building.
 - k. Music (content or volume) and other personal work habits can directly impact fellow renters. Renters who consistently interfere with others' ability to work may be asked to alter their behavior.
 - l. Lease includes WiFi and reasonable/business use of utilities including water and electrical. However, if, in Lessor's sole judgment, Lessor deems that Tenant's use represents a significant increase in utility costs, Tenant and Lessor will work together to arrange for Tenant to absorb and pay for said increase.
 - m. Lessor does hereby disclose and Tenant does hereby acknowledge that the property being leased has not had an inspection by a Certified Access Specialist.
9. **Governing Law.** This Agreement is governed by the laws of the State of California, and is subject to the jurisdiction of the state courts located in Los Angeles County, California. Each party waives the right to trial by jury.
10. **Entire Agreement.** This Agreement constitutes the entire Agreement between Lessor and Tenant. No oral agreements have been entered into, and all modifications or notices shall be in writing to be valid.

The undersigned Tenant has read and understands this Agreement and hereby acknowledge receipt of a copy of this Rental Agreement, and agrees to comply with all of its terms and conditions.

TENANT:

NAME: _____ SIGNATURE: _____
DATE: _____

LESSOR:

JUNIPER BUILDING, LLC.

NAME: _____ SIGNATURE: _____
DATE: _____