Gateway Wellness Associates, LLC

University Tower, 1034 S Brentwood Blvd., Suite 555, Richmond Heights, MO 63117

Rental Agreement

Parties referenced in this agreement include Gateway Wellness Associates, LLC (hereby referred to as “Landlord”) and the following individual or practice (hereby referred to as “Tenant”):

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Name, Graduate Degree, Licensure Credentials Practice Email

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Practice Name Practice Phone Number

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Practice Website Mailing Address

Tenant and Landlord agree that the purpose of their relationship is limited to the sharing of office space and membership privileges, and that Gateway Wellness Associates, LLC bears no liability or responsibility for the professional services provided by Tenant. Tenant is required to adhere to the professional and ethical standards of their field of practice at all times, as well as to the standards required by their malpractice insurance and/or liability coverage. Tenant is required to submit certificates of malpractice insurance and liability coverage and a copy of their professional license to Landlord prior to the first day of tenancy.

Effective on \_\_\_\_\_\_, Tenant agrees to sublet office space in suite 555, of The University Tower for (choose 1):

* Hourly, as needed
* \_\_\_\_\_ hours per week (please specify desired schedule here):

|  |  |  |
| --- | --- | --- |
| Start Time | End Time | Day of the Week |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |
|  |  |  |

The model of Gateway Wellness Associates, LLC involves sharing space and resources while fostering the growth of new practitioners as they build their private practices. To accomplish these goals, we encourage tenants to reserve chunks of time in offices spaces either at the first half or second half of the day, rather than in the middle of the day when it may be hard for others to schedule around. Thus, we recommend requesting either from 8:00 AM to 2:00 PM or 2:00 PM to 8:00 PM. This is not a requirement for renting however, and tenants may break up their renting time in any way that fits into office scheduling as long as an office is available.

Tenant may contact Katie Silversmith at (314) 932-7424 or katie@gwa-stl.com to increase reserved office hours/lease agreement in 5 hour increments. For one-time or emergency appointments, renters may reserve an office by the hour using the office scheduling system (Skedda) at an additional rental fee of $10 per hour for Associates with a lease or $18 per hour when renting without a long-term lease agreement. Landlord will make every effort to satisfy Tenant’s request when office hours are available, but additional office hours cannot be guaranteed.

Group and Conference Room Rentals

Tenant may request to rent the in-suite group room (capacity 15 persons) at a rate of $15/hour ($20/hour for non-leased hourly renters) using the Skedda system. Free group room hours are included as a benefit in one of the Membership Packages outlined below.

Tenant may request to rent The University Tower communal conference rooms by emailing katie@gwa-stl.com. There are no discounts available within the Membership Packages for the communal conference rooms. These rooms and their costs for rental are outlined below (checks to be made payable to PM/University Tower, LLC):

Rates for 1 year lease renters:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Conference Room | Type | Rentable Square Feet | Maximum Occupancy | Per Hour Fee | Day Rate for 8+ Hours |
| Room A | Large | 791 | 46 | $35 | $180 |
| Room B | Small | 299 | 18 | $25 | $170 |
| Room C | Large | 790 | 49 | $35 | $180 |

Rates for Hourly Renters without 1 year lease:

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| Conference Room | Type | Rentable Square Feet | Maximum Occupancy | Per Hour Fee | Day Rate for 8+ Hours |
| Room A | Large | 791 | 46 | $50 | $250 |
| Room B | Small | 299 | 18 | $30 | $200 |
| Room C | Large | 790 | 49 | $50 | $250 |

Membership Benefits (Available to 6 month and 1 year lease Tenants only)

“Rent” shall include a furnished office, access to monthly voluntary consultation meetings, “basic marketing services”, “WiFi access”, “basic janitorial services”, “office supplies”, and “gym access” at The University Tower gym. If Tenant chooses to rent for more than 25 hours per week, Tenant may furnish their office themselves IF they are assigned in one office for all 25+ hours. Tenant may choose to receive additional benefits by choosing a Membership Package. Tenants may request changes to their Membership Package level with 30 days written notice. Tenant understands that they may choose to abstain from purchasing a Membership Package at the time of execution of this contract. Tenant may choose to purchase a Membership Package at a later date by contacting (314) 932-7424 or katie@gwa-stl.com and signing an addendum to this Rental Agreement. Please initial package choice:

\_\_\_\_\_ The Threshold Package: Free for Tenants with 1 year lease

* A copy of the Gateway Wellness Associates Practice-Starting Checklist
* $40 off each session of the [Private Practice Success Course and Discussion Group](https://www.eventbrite.com/e/private-practice-success-course-and-discussion-group-tickets-36572355901) (typically $50 per session)

\_\_\_\_\_ The Garden Gate Package: $60/month

* A copy of the Gateway Wellness Associates Practice-Starting Checklist
* $40 off each session of the [Private Practice Success Course and Discussion Group](https://www.eventbrite.com/e/private-practice-success-course-and-discussion-group-tickets-36572355901) (typically $50 per session)
* A monthly half-hour consultation with an expert around building and sustaining a healthy private practice ($60 value)

\_\_\_\_\_ The Arch de Triumph Package: $100/month

* A copy of the Gateway Wellness Associates Practice-Starting Checklist
* $40 off each session of the [Private Practice Success Course and Discussion Group](https://www.eventbrite.com/e/private-practice-success-course-and-discussion-group-tickets-36572355901) (typically $50 per session)
* A monthly half-hour consultation with an expert around building and sustaining a healthy private practice ($60 value)
* Printing and copying privileges - up to 150 B&W copies or 75 color copies per month ($10 value)
* One hour per week in the in-suite group room ($60 value)
* Space to sell books and products in the GWA bookstore

A-la-Carte Services

Tenant may purchase one-on-one consultation time with an expert around establishing a private practice at the cost of $120/hour by contacting casey@gwa-stl.com.

Tenant may purchase additional marketing assistance at a fee of $50/hour by contacting katie@gwa-stl.com. This marketing assistance can include the areas of website development and design, brochure creation, and marketing phone calls to possible referral sources.

Tenant may also choose to pay a $25 flat fee for Landlord to send an email campaign to market Tenant’s services to all Landlord network contacts (or an agreed upon subset of the contact list) using Landlord’s email campaign service. This fee will cover two email blasts of the same material to the selected contacts. Interested Tenants should email katie@gwa-stl.com and include the text and pictures (personal photos and/or purchased or free stock photos with no attribution required) that they would like included in their email marketing campaign.

If Tenant is interested in obtaining assistance with client intake or waitlist calls, they may contact katie@gwa-stl.com to request this assistance at a rate of $15/hour, when interns are available. There is no guarantee by this Agreement for such availability of services.

Tenant may choose to use a la carte printing and copying at a rate of $0.05 per black and white and/or $0.08 per color copy. Interested Tenants should email katie@gwa-stl.com to request to use this a la carte service.

Additional Terms (Items 1-4 are not applicable to hourly renters)

1. Tenant and Landlord agree that the term of this Rental Agreement is:

\_\_\_\_\_\_\_\_ 12 Months (Follows Standard and Discounted Rent Schedules for 12-Month Contract)

\_\_\_\_\_\_\_\_ 6 Months (Incurs a 5% increase in Total Monthly Rent from the Standard or Discounted Rent Schedules for the 12-Month Contract)

\_\_\_\_\_\_\_\_ 1 Month (Incurs a 10% increase in Total Monthly Rent from the Standard or Discounted Rent Schedules for the 12-Month Contract)

After the 1-Month, 6-Month month or 12-Month term is complete, either Tenant or Landlord may terminate the Rental Agreement with 30-day written notice. If Tenant chooses to reduce practice hours, 30-day written notice is required to Gateway Wellness Associates, LLC. If Tenant chooses to terminate their lease prior to the completion of their term, 30-day written notice to Gateway Wellness Associates, LLC is required, and Tenant will incur a penalty fee equal to one month’s rent and forfeit their security deposit. Tenant requests to increase practice hours will be accommodated when possible, and necessary rental adjustments will be made. Should Tenant need to change their practice hour schedule, they will incur a one-time schedule-change fee of $25. Tenant is prohibited from subleasing or sharing Landlord’s office space with a third party. Tenant may have subcontractors or administrative personnel employed by their practice (termed “Co-Tenants”) utilize the rented space only during hours agreed upon for use within this contract. Each Co-Tenant of a practice must individually complete and sign Appendix C: Co-Tenant Rental Agreement prior to tenancy.

1. Monthly rent and Membership Package premium should be provided in the form of check, made payable to Gateway Wellness Associates, LLC, and mailed to 1034 S Brentwood Blvd., Suite 555, Richmond Heights, MO 63117. This payment, along with all other fees made payable to Landlord that were incurred by Tenant in the previous month, is due on the fifth of the month. A five (5) day grace period is allowed. Thus payment must be received on or before the tenth (10th) of the month to avoid a late fee of $5/day.
2. Tenant agrees to pay initial payment of first month’s rent (to be pro-rated if mid-month) plus a security deposit equal to one month’s rent, the latter of which will be returned to Tenant upon completion of the lease unless: (a) Tenant, Tenant’s client or Tenant’s visitor causes damage to or loss of property of Landlord, (b) there are cleaning costs outside the scope of “basic janitorial services” provided by The University Tower, (c) Tenant has not returned office keys at the completion of occupancy, and/or (d) if Tenant has failed to pay any rent, Membership Package premium(s) or other fees.
3. While it is not required that Tenants provide a sliding scale fee option, it is strongly encouraged. Tenant’s fee range will be $\_\_\_\_ to $\_\_\_\_. Based on what Tenant plans to charge Tenant’s clients, Tenant qualifies for the:

\_\_\_\_\_ Standard Rent Schedule (more than 50% of Tenant’s clients pay more than $40 per session)

\_\_\_\_\_ Discounted Rent Schedule (at least 50% of Tenant’s clients pay $40 or less per session)

1. Tenant agrees to ensure that their practice is not overly noisy or disruptive to other Tenants. Smoking is prohibited on the building premises. Tenant agrees to abide by all aspects of The University Tower Handbook (located here: http://stlcre.com/tenant-handbooks/) and the Gateway Wellness Associates Policies and Procedures Manual (located in the “GWA Tenant” Dropbox folder).
2. While “basic janitorial services” are provided to The University Tower occupants as part of their Rental Agreement, Tenants are expected to cooperate in maintaining a clean environment within their suite and building common areas. This includes accepting responsibility for and tidying up any messes, cleaning dishes, keeping the kitchen clean, and turning off the lights if Tenant is the last to leave the office on a given day. When needed, Tenant is asked to refill soap and paper towel dispensers, wipe down surfaces, dust offices, and empty trash bins.
3. Tenant has access to the building during normal business hours, and access to their assigned office during the hours in which they are scheduled to utilize the office. Normal business hours for the building are 8 AM to 6 PM M-F and 8 AM to 4 PM on Saturdays. At 7 PM during the week and 5 PM on Saturdays, The University Tower staff turns off the HVAC system and locks the elevators for the night. If Tenant chooses to work past 7 PM, they can utilize a key card to obtain elevator access. All Tenants choosing to utilize the HVAC system after it has been turned off will collectively incur a $35/hour fee, made payable to The University Tower.
4. WiFi is provided to Tenants as part of their Rental Agreement, but is not permitted to be used by any visitors or clients. WiFi may be used for billing, email, and practice-related research. Please note that using WiFi for data streaming (i.e. Netflix) or video enabled communication (i.e. Skype sessions) may lead to heavy data usage and slowing of the network. Please inform landlord if you will be utilizing these services regularly and, if in doing so, service is slow. Landlord makes no guarantee of WiFi performance or availability in case of service interruptions, but will work to correct and improve services as soon as possible should connection issues arise.
5. If Tenant chooses to maintain a personal practice website, a reciprocal link to the Gateway Wellness Associates, LLC website must be established. On the Tenant’s personal practice website’s homepage, if this is permitted by Tenant’s professional and ethical practice standards, Tenant must include the statement “If it seems that I am not the best person to meet your wellness needs at this time, I would encourage you to learn more about my colleagues at Gateway Wellness Associates, LLC.”

Tenant is permitted to display their business cards and brochures in their individual office and the suite waiting room. The posting of any other marketing materials is prohibited unless Tenant obtains the written approval of Landlord. Landlord reserves the right to remove any marketing materials from any office or common area at their discretion. On their business cards, Tenant must include a statement which reads: “Affiliated with Gateway Wellness Associates, LLC”, and lists the Gateway Wellness Associates, LLC website (gwa-stl.com).

1. Although WiFi is made available to all Tenants, the confidential storage of electronic and paper records, in accordance with state and federal law, Tenant’s professional and ethical standards of practice, and Tenant’s professional malpractice and liability coverage stipulations, is the sole responsibility of Tenant. If Tenant chooses to store files on the premises, Landlord recommends the following storage product: [**Vaultz® Locking Letter/Legal File Chest.**](http://www.officedepot.com/a/products/942886/Vaultz-Locking-LetterLegal-File-Chest-11/) The purchase, maintenance, and correct usage of this and/or other storage products are the sole responsibility of Tenant. Tenant agrees that Gateway Wellness Associates, LLC, bears no responsibility for the confidential storage of paper or electronic records or any confidentiality breeches that may occur. **Hourly renters may NOT keep records or any personal items in the suite.**
2. Tenants are permitted to use The University Tower address as their professional mailing address. However, Tenant understands that there is no way to ensure confidentiality of mail received, and Tenant agrees that Landlord bears no responsibility or liability for any possible mail confidentiality breeches that might occur or any lost or misplaced mail items. **Hourly renters may NOT use the GWA address for business mail. This is because a business license would be required to run your business from this address. This suite is for drop-in use only.**
3. Tenants (1, 6, or 12 month lease) must comply with the policies and procedures of the City of Richmond Heights in regard to procuring a business license, including payment for a city inspection ($100), and keeping the license in good standing ($30/year). Once received, a copy of the business license must be provided to GWA to be kept on file.
4. Tenant agrees both:
5. To fully accept personal responsibility for any damages in any way associated with Tenant’s client’s visit to The University Tower premises, and hold harmless Gateway Wellness Associates, LLC and the building owners, **AND**
6. To purchase and maintain professional liability coverage for their LLC, naming Casey Limmer, Gateway Wellness Associates, LLC, and the building owners (PPM/ University Tower, LLC), as co-insured parties.

**Tenant agrees to terms 12a and 12b. \_\_\_\_\_\_\_**\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Tenant Signature and Date

1. Tenant understands and agrees to support and adhere to the mission and values of Gateway Wellness Associates, LLC within their practice. The mission of Gateway Wellness Associates, LLC is to foster the growth and development of wellness professionals in private practice so that they may better serve the St. Louis community. The foundational values include the ethical and evidence-based practice of a variety of wellness arts, provision of professional and affordable services to the community, fostering of self-leadership and independence in helping professionals, and encouragement of entrepreneurship among wellness professionals. Tenant agrees to refer interested consumers to other members of the Gateway Wellness Associates, LLC community, in accordance with Tenant’s professional and ethical practice standards and whenever possible and clinically appropriate. Tenant agrees to attend at least two (2) Gateway Wellness Associates, LLC community events per year.
2. Tenant agrees to a “no-competition agreement,” whereby Tenant refrains from starting a similarly structured community of wellness clinicians within 50 miles of St. Louis for at least three (3) years from the end date of this Rental Agreement.
3. Should Tenant employ or contract with other individuals in Tenant’s practice, all of Tenant’s employees or contractors must also agree to the terms of this Rental Agreement, and must sign Appendix C: Co-Tenant Rental Agreement on or before the first date of their tenancy at Gateway Wellness Associates, LLC.
4. Landlord will inform Tenant of any necessary changes to the terms of this Rental Agreement with 30 days written notice. Tenant is required to follow all terms of this agreement, regardless of whether Landlord has explicitly enforced the terms. Landlord reserves the right to terminate this agreement at anytime with 24 hours notice, if Landlord deems Tenant to be in violation of any terms of this agreement. Deposit will be returned, minus any unpaid rent, Membership package or other fees listed above, or damages.
5. Definitions.
	1. “Basic Marketing Services” means Tenant will be listed on the Gateway Wellness Associates, LLC website and brochure. Tenants are also responsible for paying an initial website set-up fee of $50. Website listing text will include Tenant’s name, professional credentials/licensing, practice specialization(s), treatment modalities, certifications, relevant training, practice title, phone number, email, fee scale, accepted insurance plans, photo, and up to a three-paragraph description of Tenant’s practice area, background and expertise. Tenant must email their proposed text and image to katie@gwa-stl.com, and Landlord will make final approval or rejection decisions prior to posting. Requested changes to the website listing must be emailed to katie@gwa-stl.com for approval and will be provided at the cost of $25.
	2. “Basic Janitorial Services” means emptying of trashcans, dusting of accessible areas, vacuuming of carpets, sweeping of hard surface floors, and spot cleaning as necessary.
	3. “Office Supplies” means pens, copy paper, tissues.
	4. “Gym Access” means Tenant may choose to use the gym located at The University Tower. Based on The University Tower stipulations, until March 1, 2017, this gym access will be provided to Tenant free of charge. After March 1, 2017, Tenant may choose to purchase a gym membership by contacting the building owners.

**Tenant and Landlord hereby agree to all terms of this Rental Agreement. Tenant has received a signed copy of this Rental Agreement and the necessary key(s)/access card(s).**

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name of Tenant Printed Name of Gateway Wellness Associates, LLC representative

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Signature

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Date Date

Appendix A: Rental Rates, last modified 2/1/17

**Discounted Rent Schedule for 12-Month Contract** (at least 50% of Tenant’s clients pay $40 or less per session)\*

|  |  |  |  |
| --- | --- | --- | --- |
| Hours Per Week | Office Space Fee | Marketing Fee | Total Monthly Rent |
| 5 | $150 | $15 | $165 |
| 10 | $225 | $15 | $240 |
| 15 | $295 | $15 | $310 |
| 20 | $350 | $15 | $365 |
| 25 | $405 | $15 | $420 |
| 30 | $455 | $15 | $470 |

**Standard Rent Schedule for 12-Month Contract** (Tenant sets own rate, but more than 50% of clients pay more than $40 per session)\*

|  |  |  |  |
| --- | --- | --- | --- |
| Hours Per Week | Office Space Fee | Marketing Fee | Total Monthly Rent |
| 5 | $190 | $15 | $205 |
| 10 | $310 | $15 | $325 |
| 15 | $395 | $15 | $410 |
| 20 | $455 | $15 | $470 |
| 25 | $515 | $15 | $530 |
| 30 | $580 | $15 | $595 |

\* For a 6-Month Contract, Total Monthly Rent increases by 5%. For a 1-Month Contract, Total Monthly Rent increases by 10%.

**Hourly Rent Rates = $18/hour with no commitment of # of hours/month or rental length.**

Hourly renters who consistently rent 3 or more hours per week will be encouraged to sign a lease in order to comply with business registration policies of the City of Richmond Heights.

Appendix B: Receipt of Funds

For office use only:

**Receipt of Funds**

|  |  |
| --- | --- |
| **Item** | **Cost** |
| First Month’s Rent (*includes Office Space Fee and Marketing Fee*) | \_\_\_\_ |
| Initial Website Set-Up Fee | $50 |
| Rental Agreement Deposit (*equivalent to One Month’s Rent*) | \_\_\_\_ |
| **Total:** |  |

Received by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_\_\_\_\_\_\_ Amount Received: \_\_\_\_\_\_\_\_\_\_\_

Appendix C: Co-Tenant Rental Agreement

This appendix agreement is to be completed by any persons (hereby referred to as “Co-Tenant”) who are employed by or contract for the Tenant who is listed in the Gateway Wellness Associates, LLC Rental Agreement above.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Co-Tenant Name, Graduate Degree, Licensure Credentials Co-Tenant Practice Email

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Co-Tenant Practice Name Co-Tenant Practice Phone Number

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Co-Tenant Practice Website Co-Tenant Mailing Address

Co-Tenant has received, read, and understands all provisions of the Gateway Wellness Associates, LLC Rental Agreement. Co-Tenant agrees to adhere to all provisions of said agreement, for the duration of the term of the Rental Agreement signed by Tenant.

Co-Tenant is required to submit certificates of malpractice insurance and liability coverage and a copy of their professional license to Landlord prior to the first day of tenancy.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Printed Name of Co-Tenant Printed Name of Gateway Wellness Associates, LLC Representative

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signature Signature

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Date Date

Appendix D: Rental Agreement Amendments

Landlord will outline below any necessary Amendments to the above Rental Agreement during the term of this Rental Agreement. After each entered Amendment, Landlord, or one of Landlord’s representatives, and Tenant will write their initials and the date that they initialed the Amendment. The initials and date certify that both Landlord and Tenant are in agreement of the written Amendment and that Tenant will agree to adhere to the Amendment for the remainder of the term of their Rental Agreement.

Amendment Landlord/Representative Initials,

 Tenant Initials, Date

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

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Tenant agrees to adhere to all Amendments outlined by Landlord above, for which Tenant has provided their dated initials, for the remainder of the term of this Rental Agreement.

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Printed Name of Tenant Printed Name of Gateway Wellness Associates, LLC Representative

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Signature Signature

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Date Date