

QUEEN OF THE NILE BEAUTY SALON

BOOTH RENTAL RETAINER & SECURITY DEPOSIT AGREEMENT

This Booth Rental Retainer & Security Deposit Agreement ("Agreement") is entered into between **Queen of the Nile Beauty Salon** ("Salon") and the undersigned independent beauty professional ("Renter").

The purpose of this Agreement is to establish the terms under which the Renter may use designated salon space and facilities to operate their independent beauty business. 50-125 square feet out of 800 square feet of shared salon working space.

1. PHARAOH ELITE BOOTH PARTNERSHIP

The **Pharaoh Elite Booth Partnership** is a premium salon rental opportunity designed for established beauty professionals seeking a professional luxury salon environment in which to operate and grow their independent business.

Depending upon the rental plan selected, availability, and Salon policies, the Renter may receive:

- Designated salon station or booth
- Use of applicable salon facilities and common areas • Professional salon environment
- Utilities associated with standard salon operations • Client Wi-Fi
- Access to salon amenities designated for renters
- Opportunity to participate in select Salon promotional, educational, networking, or collaborative opportunities
- Opportunity to display approved business materials in designated areas
- Access to additional Salon resources or services when separately offered and agreed upon in writing

Additional services, marketing, photography, retail placement, education, storage, assistant space, or other amenities are **not included unless specifically stated in writing**.

Queen of the Nile Beauty Salon does not guarantee client referrals, bookings, revenue, income, social media exposure, website traffic, or business growth.

Participation in the Booth Rental Program does not create an employment relationship, partnership, joint venture, ownership interest, or agency relationship between the Renter and Queen of the Nile Beauty Salon.

The Renter remains responsible for operating their own independent business.

2. RENTAL PLAN SELECTION

The Renter shall select one rental plan below. The selected plan, rental rate, authorized usage, and applicable terms shall become part of this Agreement.

☐ A. FULL-TIME BOOTH RENTAL

Standard Rate: \$350 per week

Monthly Rate: \$1,400

Annual Rental Commitment: \$14,000

12-Month Promotional Structure:

FREE
 Months
 Month 1: 3–11: Paid
 Paid Month 12:
 Month 2: FREE

Under the promotional structure above, the Renter pays for **10 months at \$1,400 = \$14,000** during the 12-month commitment.

Security Deposit: \$2,800

Initial Amount Due at Signing: \$16,800

Full-Time renters receive an assigned station or designated rental space, subject to Salon availability and the terms of this Agreement.

☐ B. PART-TIME BOOTH RENTAL

Monthly Rate: \$700

Annual Rental Commitment: \$7,000

12-Month Promotional Structure:

FREE
 Months
 Month 1: 3–11: Paid
 Paid Month 12:
 Month 2: FREE

The Renter pays for **10 months at \$700 = \$7,000** during the 12-month commitment.

Security Deposit: \$1,400

Initial Amount Due at Signing: \$8,400

Part-Time rental provides non-exclusive use of salon space during approved days and hours.²

Maximum Usage: Up to 32 hours per week unless otherwise approved in writing. Authorized

days/hours:

Usage must be scheduled in advance and is subject to Salon availability.

☐ **C. ONE-WEEK-PER-MONTH BOOTH RENTAL**

Monthly Rate: \$____

Annual Rental Commitment: \$____

Authorized Week: _____

Security Deposit: \$____

The One-Week-Per-Month plan provides the Renter with access to the Salon for one designated week per calendar month.

The specific week shall be established at the beginning of the rental term and is subject to Salon availability.

The Renter may use the designated station during the authorized week within approved Salon operating hours.

Unused access during the designated week does not automatically roll over to another month unless approved in writing by the Salon.

Renter Initials: _____

3. FLEX DAY PASS RETAINER

Monthly Banked Studio Access

The Flex Day Pass Retainer provides independent beauty professionals with a predetermined number of Salon access days each month without a permanent or exclusive station assignment.

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Select One:

☐ **6 Flex Days per Month — \$495**

☐ **7 Flex Days per Month — \$550**

☐ **8 Flex Days per Month — \$650**

☐ **10 Flex Days per Month — \$795**

Selected Monthly Rate: \$_____

Annualized Commitment, if applicable: \$_____

Security Deposit: \$_____

Renter Initials: _____

Flex Day Pass Terms

The selected Flex Plan includes:

- 6, 7, 8, or 10 scheduled Salon access days per calendar month
- Professional salon station on scheduled days •
Access to shared Salon facilities and common areas •
Standard utilities associated with Salon operations
- Professional Salon environment •
Access during standard Salon operating hours unless otherwise approved •
Station assignment determined by Salon availability

Flex Days:

- Must be scheduled in advance •
Are subject to Salon availability
- Are valid only during the applicable billing month
-

Do not roll over to subsequent months

- Do not convert to cash or account credit
- May not be shared, transferred, sold, or assigned to another person • May not be subleased
- Do not provide an exclusive or permanent station assignment

Flex Day access does not create tenancy, employment, partnership, ownership, or other property rights beyond the contractual rental privileges specifically granted under this Agreement.

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4. RENTAL RETAINER & PAYMENT

TERMS The Renter agrees to pay the rental amount associated with the

selected plan. Unless otherwise agreed in writing:

- Rent is due monthly in advance.
- Payment is due on the agreed payment date each month.
- Renter must maintain payments according to the selected rental commitment. • Promotional rental credits do not reduce the required Security Deposit. • Promotional rental credits do not constitute a refund.
- The Security Deposit cannot be used as the final month's rent unless expressly authorized in writing by the Salon.

The Renter acknowledges that the rental commitment reserves Salon space and resources for the Renter during the applicable term.

5. SECURITY DEPOSIT

At signing, the Renter shall provide a Security Deposit equal to **two (2) months of the applicable monthly rental rate**, unless a different amount is expressly stated in the Agreement.

Security Deposit Schedule

Rental Plan Monthly Rate Security Deposit

Full-Time \$1,400 \$2,800
Part-Time \$700 \$1,400
Flex 6 Days \$495 \$990
Flex 7 Days \$550 \$1,100
Flex 8 Days \$650 \$1,300
Flex 10 Days \$795 \$1,590
One-Week-Per-Month \$__ \$__

The Security Deposit is **separate from rent** and is not intended to constitute prepaid rent.

The Security Deposit may be applied, to the extent permitted by applicable law, toward qualifying obligations including:

- Unpaid amounts properly due under the Agreement •
Damage beyond ordinary wear and tear

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- Damage to Salon property
- Loss or damage to keys or access devices
- Unreturned Salon property
- Other amounts properly chargeable under this Agreement and applicable law

The Renter may not use the Security Deposit as a substitute for regular rental payments.

6. SECURITY DEPOSIT HANDLING

Queen of the Nile Beauty Salon will handle the Security Deposit in accordance with applicable California law.

Upon expiration or lawful termination of the Agreement, the Salon will determine whether any portion of the Security Deposit may properly be retained.

Any refundable balance will be returned within the period required by applicable California law, together with any required accounting or documentation.

Where permitted by law, deductions may be made for qualifying charges and will be appropriately documented.

7. TWO-MONTH PROMOTIONAL RENTAL CREDIT

Queen of the Nile Beauty Salon may offer promotional rental incentives to qualifying renters. The standard promotional offer may provide:

MONTH 2 FREE

and

MONTH 12 FREE

The promotional rental credits apply to eligible rental charges only.

The promotional credits:

- Do not reduce the Security Deposit •
Do not constitute a refund
- Have no cash value
- Are not transferable
- May be subject to qualification requirements
- May be forfeited or adjusted upon certain forms of early termination or default, to the extent permitted by law and the applicable promotional terms ⁶

The exact promotional terms applicable to the Renter shall be documented in this Agreement or an applicable written addendum.

8. FOUNDING RENTER OFFER

Queen of the Nile Beauty Salon may offer a limited-time **Founding Renter Offer** to qualified applicants.

If applicable, the Renter may receive two months of promotional rental credits when the qualifying agreement is signed within the promotional period.

Promotional Period: _____

Offer Expiration Date: _____

Eligible Rental Plan: _____

The Founding Renter Offer is subject to availability and any additional terms communicated by the Salon in writing.

9. SALON ACCESS & SCHEDULING

Salon access is determined by the rental plan selected.

Full-Time

Full-Time renters may access their designated rental space during authorized Salon access hours, subject to Salon policies and security procedures.

Part-Time

Part-Time renters may access the Salon only during approved and scheduled days/hours.

One-Week-Per-Month

Renter may access the Salon during the designated week established under the Agreement.

Flex

Flex renters may access the Salon only on scheduled Flex Days during authorized operating hours.

The Salon may establish reasonable access, security, scheduling, safety, sanitation, and operational procedures.

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10. INCLUDED SALON AMENITIES Depending

upon the rental plan, the following standard amenities may be available:

- Salon station
- Salon chair
- Standard utilities
- Water
- . . . y
- Electricit
- Shared common areas
- Standard salon maintenance •

Client Wi-Fi

- Professional salon environment

Any equipment, supplies, products, tools, specialty services, additional storage, marketing services, photography, education, assistant space, or other benefits not specifically identified as included shall be the responsibility of the Renter or available separately by written agreement.

11. INDEPENDENT BUSINESS RESPONSIBILITIES

The Renter is an independent beauty professional and is solely responsible for operating their business. The Renter is responsible for:

- Maintaining all required professional licenses •
Business registration requirements •
Taxes
- Required permits
- Professional liability insurance, where applicable •
General liability insurance, where applicable •
Client records
- Client communications
- Client payments
- Service pricing
 - . . . sales
 - Product
- Supplies and professional tools
- Compliance with applicable laws and professional regulations
- Employees, assistants, contractors, or other personnel hired by the Renter

The Salon does not employ the Renter and does not control the Renter's professional services, pricing, client relationships, work schedule, or independent business decisions except for reasonable Salon rules necessary for the operation of the facility.

12. STATION & SALON PROPERTY

The Renter agrees to maintain the assigned station and any shared Salon areas in a clean, professional, and sanitary condition.

The Renter is responsible for damage caused by the Renter or by the Renter's employees, assistants, contractors, guests, or clients, to the extent permitted by applicable law.

Ordinary wear and tear shall not be considered damage.

The Renter shall not remove, relocate, modify, or permanently alter Salon property without prior written approval.

13. RETURN OF SALON PROPERTY

Upon expiration or termination of the Agreement, the Renter must return all Salon property, including:

- Keys
 -
- Access devices
- Salon equipment
 -
 - e
- Storage items belonging to the Salon
 - Furnitur
- Other Salon-owned property

Failure to return Salon property may result in an appropriate charge against the Security Deposit to the extent permitted by applicable law.

14. DEFAULT

A default may include, subject to applicable law and applicable notice and cure requirements:

-
-
-
-
-
-
-
-
-
-

Material damage to Salon property
Unauthorized use of Salon space
Unauthorized subleasing or transfer
Loss of required professional licensing
maintain required insurance
Material violation of Salon policies
Material breach of this Agreement
Failure to return Salon property
Failure to

Where legally permitted, the Salon may pursue available remedies following applicable notice and cure requirements.

15. EARLY TERMINATION

The Renter agrees to the rental term selected in this Agreement.

Early termination shall be governed by the termination provisions of the Agreement and applicable California law.

Promotional rental credits may be subject to adjustment upon early termination, default, or breach to the extent permitted by law and the applicable promotional terms.

The Security Deposit shall be handled separately in accordance with the Security Deposit provisions of this Agreement and applicable California law.

16. NO SUBLEASE OR TRANSFER

The Renter may not:

- Sublease the rental space
- Transfer the rental agreement
- Sell or assign rental privileges
- Share Flex Days
- Allow another professional to use the Renter's rental privileges

without prior written approval from Queen of the Nile Beauty Salon.

17. CHANGES TO RENTAL TERMS

Any change to:

- • • • • Rental plan
- Rental rate
- Rental term
- Security Deposit
- • al credits
- Promotion
- Authorized days
- Station assignment
- Material financial terms

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must be documented in writing and agreed upon by the parties.

18. ENTIRE AGREEMENT

This Agreement, together with any signed addenda, exhibits, rental plan selection, and written promotional terms, constitutes the agreement between Queen of the Nile Beauty Salon and the Renter concerning the rental arrangement.

If there is a conflict between this Agreement and a later written addendum signed by both parties, the later signed addendum shall control to the extent of the conflict.

19. RENTAL PLAN ACKNOWLEDGMENT

The Renter acknowledges that they have selected the following rental plan:

☐ FULL-TIME BOOTH

\$350/week | \$1,400/month | \$14,000 annual commitment

Security Deposit: \$2,800

☐ PART-TIME BOOTH

\$700/month | \$7,000 annual commitment

Security Deposit: \$1,400

Authorized Days/Hours:

☐ **ONE-WEEK-PER-MONTH**

\$_/month | \$_ annual commitment

Security Deposit: \$_____

Authorized Week:

☐ **FLEX 6 DAYS**

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\$495/month | Security Deposit: \$990

☐ **FLEX 7 DAYS**

\$550/month | Security Deposit: \$1,100

☐ **FLEX 8 DAYS**

\$650/month | Security Deposit: \$1,300

☐ **FLEX 10 DAYS**

\$795/month | Security Deposit: \$1,590

20. FINANCIAL ACKNOWLEDGMENT

The Renter acknowledges the following financial terms:

Selected Rental Plan: _____

Monthly Rental Rate: \$_____

Annual Rental Commitment: \$_____

Security Deposit: \$_____

Promotional Rental Credits: _____

Initial Amount Due at Signing: \$_____

The Renter acknowledges that the Security Deposit is separate from rent and will be handled according to the terms of this Agreement and applicable California law.

21. SIGNATURES

By signing below, the parties acknowledge that they have read, understood, and agreed to the terms of this Agreement.

RENTER

Name: _____

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Business Name: _____

Phone: _____

Email: _____

Signature: _____

Date: _____

QUEEN OF THE NILE BEAUTY

SALON Authorized Representative: _____

Signature: _____

Date: _____

