



This Rental Contract (the "Contract") is made by the Spokane Entrepreneurial Center, LLC, as landlord ("SEC"), and _____, as tenant (the "Tenant").

SEC agrees to lease to Tenant, and Tenant agrees to lease from SEC, the following premises for office space: Suite(s) _____ (the "Premises") of the _____ Building (the "Building"), located at _____, Spokane, WA 99201. Tenant shall also have the right to use the Building's common areas which are for the common use of all tenants or occupants, including the conference room, break room, basement storage area, listing on the building directory, and one parking spot.

The term of rental begins _____ and will continue from month-to-month until either party terminates **by giving 30 days written notice to the other party.**

Tenant agrees to pay to SEC _____ per month, payable in advance on the first day of each month. All rent checks should be made payable to **Spokane Entrepreneurial Center, LLC, and mailed to 1406 N. River Vista St. Spokane, WA 99224.** Please note that it is important that rent be paid on time. We do everything in our power to keep the rents as low as possible for all of our guests, and we do not factor in any vacancy expense, **so it is vital that rents are paid on time.** If rent is not received by the 10th of the month, a \$25 late fee will apply.

SEC will furnish electricity for normal lighting, customary office machines, heating and air conditioning, janitorial services and broadband Internet services. SEC shall not be liable for the interruption or failure of any utility or service.

SEC shall not be liable for any loss, damage or theft of any property of Tenant or others kept or stored in or about the Premises or Building. Tenant is solely responsible to insure its personal property. SEC shall have the right to enter the Premises, supply janitorial and other services provided under this Contract, and to alter, improve or repair the Premises or any portion of the Building.

SEC aims to encourage camaraderie among its tenants. The only building rule is to be a good neighbor.

Landlord:

Spokane Entrepreneurial Center, LLC

By: _____

It's: Executive Director

Date: _____

Tenant:

By: _____

It's:

Date: _____

WIFI Code is: b29b52f16a

We hope you enjoy the shortest, easiest, and most inexpensive rental contract you will ever see, and we look forward to sharing our Building with you!