



Tennessee Art League, 808 Broadway, Nashville, TN 37203
615.736.5000; ganderjack@bellsouth.net

Lease Agreement for Tennessee Art League Studios

This LEASE AGREEMENT (Lease) entered into on the month of _____ day of _____ and year of _____ between the TENNESSEE ART LEAGUE (Landlord), a Tennessee non-profit corporation and _____ (Tenant). The landlord hereby leases STUDIO _____ (Premises) in the Tennessee Art League building at 808 Broadway, Nashville, TN 37203 (Building).

Throughout the term of this lease, the tenant shall have the non-exclusive right to use the sidewalks, hallways, elevator, entrance and exits, restrooms, kitchen, stairways and similar areas designated by the landlord for the general use of the occupants of the Building (Common Areas). The tenant agrees that it will obey rules established by the landlord for the tenants in the building as amended or supplemented by the landlord from time to time provided such rules are enforced uniformly with all the tenants. A copy of the current rules is attached hereto as Exhibit A.

Rent during each month of the term of this Lease shall be _____. All rents amounts shall be due in advance on the first of the month and shall be paid without notice or demand. Payments shall be prorated for fractions of a month. The rent received after the 7th day of the month shall bear a late penalty of one hundred dollars (\$100.00).

The term of this lease shall begin upon the earlier of occupancy by the tenant or five (5) days after the execution of this lease and continue for _____ full month's following the last day of the month during which the term began. In the event the tenant wishes to renew this lease, it shall notify the landlord at least (1) month prior to the expiration date of its intention, and the landlord shall set the new terms and conditions at that time.

The tenant agrees and binds themselves to take good care of the premises, not to injure or deface in any way the improvements contained in this lease or permit anyone else to do so, but to deliver the premises to the landlord in as good a condition at the end of this lease as when the tenant first occupied the premises, except however, the usual wear and tear, or unavoidable damages caused by fire, storm or other casualty not due to the fault or negligence of the tenant. No repairs will be paid for by the landlord unless specified in this lease. The tenant shall not make any structural alterations or additions to the premises without the landlord's specific written consent.

The landlord is not obligated or expected to make any alterations or additions to the premises. During the last thirty (30) days of the term of this lease, the landlord shall have the right to show the premises with reasonable notice to the tenant for the purpose of leasing, and the tenant shall keep premises in a neat and orderly condition. The landlord shall be permitted to enter the premises at any time for an emergency. The landlord may also enter the premises at anytime after reasonable notice to the tenant for the purpose of showing the building during the landlord sponsored events.

In the event the premises are destroyed by fire this lease shall become null and void and be of no further force or effect. The tenant shall not keep anything within the building which is prohibited by law or the insurance policy maintained by the landlord. The tenant shall maintain an all risk insurance policy naming the landlord as an additional insured and shall furnish a copy of such policy to the landlord within one week of rental commencement. The landlord shall have no liability of any damage to the premises or contents of the premises as a result of water, smoke, rain, ice or snow or from pipes or plumbing work or damage or leakage from any other place whatsoever. All personal property brought into the premises by the tenant or the tenant's employees, guests, clients, or business visitors shall be at the risk of the tenants only, and the landlord shall have no liability of any nature for theft or damages.

In the event the tenant defaults in the payment of rent or other amounts required hereunder when due, the landlord may at its option immediately terminate this lease. The tenant shall at once surrender possessions of the premises to the landlord, and the landlord may without further notice remove all persons and all property from the premises. The tenant shall be liable for all rents remaining under the term of this lease until the premises are released.

All notices to given under this lease shall be effective only when made in writing and delivered to the landlord's office in the building or to the tenant in the premises.

LANDLORD:

TENANT(S):

TENNESSEE ART LEAGUE

By: _____

By: _____

Phone #: _____

Address: _____

Email: _____

By: _____

Phone #: _____

Address: _____

Email: _____

By: _____

Phone #: _____

Address: _____

Email: _____

Rules and Regulations (Exhibit A)

1. The tenant shall be required to use the graphics specified by the landlord for identification of the demised premises and name placement in the building directory. Coordination of ordering and installation of said graphics shall be performed by the landlord. The tenant shall use the landlord's standard suite identification signage, which shall be installed by the tenant at the tenant's expense. The cost of inserting the tenant's primary identification in the building directory shall be borne by the landlord.
2. No additional locks shall be placed on the doors of the demised premises by the tenant, nor shall any existing locks be changed. The landlord will without charges furnish the tenant with two keys for each lock existing upon the building entrance doors, and two keys for the tenant's front door of the demised premises when the tenant assumes possession with the understanding that at the termination of the lease agreement these keys shall be returned. The tenant shall pay the landlord fifty dollars (\$50.00) per key, for each key not returned at the termination of this lease agreement.
3. The tenant will refer all contractors, contractors' representatives and installation technicians, rendering any service on or to the demised premises for the tenant, to the landlord's manager prior to beginning of any contractual service. This provision shall apply to all work performed in the building including installation of telephones. Telegraph equipment, electrical devices, attachments and installations of any nature affecting floors, walls, woodwork, trim, windows, ceilings, equipment or any other physical portion of the building.
4. No tenant shall at anytime occupy any part of the building as sleeping or lodging quarters.
5. The tenant shall not place, install or operate on the demised premises or in any part of the building, any engine, stove, machinery or conduct mechanical operations or cool thereon or therein, or place or use in or about the demised premises any explosives, gasoline, kerosene, oil, acids, caustics or any other flammable explosives or hazardous material without written consent of the landlord. The tenant may not use mediums that emanate a strong odor outside of the studio but oil paints shall not be considered a strong odor. However, turpentine is not permitted in the building but synthetic emulsions such as turpenoid are permitted.
6. The landlord will not be responsible for lost or damaged or stolen personal property, equipment, money or jewelry from the tenant's area or public restrooms, common areas or parking facilities, regardless of whether such loss occurs when area is locked against entry or not.
7. The tenant shall not at anytime display a "For Rent" sign upon the demised premises.
8. Safes and other unusually heavy objects shall not be placed by the tenant only in such places as may be approved by the landlord. In no event shall any weight be placed upon such floor by the tenant so as to exceed the floor load allowances required by local building code design requirements.
9. The landlord will not permit entrance to the tenant's offices by use of pass key controlled by the landlord, to any person at anytime without written permission by the tenant, except employees, contractors or service personnel directly supervised by the landlord.

Rules and Regulations (Exhibit A) Continued:

10. None of the entries, passages, doors or hallways shall be blocked or obstructed, or any rubbish, litter, trash or materials of any nature placed, emptied, thrown in these areas, including any alleyways to the rear of the demised premises, or such areas be used at any time except for the access or egress by tenant, tenant's agents, employees or invitees. Trash is to be emptied daily into containers (dumpsters) provided by the landlord at a location specified by the landlord. Hazardous materials should be disposed of on a daily basis in the containers located outside of the building. **DO NOT PLACE OILY OR COMBUSTIBLE MATERIALS IN CONTAINERS INSIDE THE PREMISES OVERNIGHT.**
11. The water closets and other water fixtures shall not be used for any purpose other than those for which they were constructed. No person shall waste water by interfering with the faucets or otherwise.
12. No bicycles or other vehicles or animals shall be brought into the building. Children brought into a studio must be supervised within the demised premises.
13. No sign, tag, label, picture, advertisement or notice shall be displayed, distributed, inscribed, painted or affixed by the tenant on any part of the outside or inside of the building or of the demised premises without the prior written consent of the landlord.
14. In the event the landlord should advance upon the request, or for the account of the tenant, any amount for labor, material, packing, shipping, postage, freight or express upon articles delivered to the demised premises or for the safety, care and cleanliness of the demised premises, the amount so paid shall be regarded as additional rent and shall be due and payable forthwith to the landlord from the tenant.
15. The tenant shall not do or permit to be done within the demised premises anything which would unreasonably annoy or interfere with the rights of other tenants of the building.
16. The tenant agrees that its use of electrical current shall never exceed the capacity of existing feeders, risers or wiring installation. Any additional electrical wiring shall be done by the landlord's electrician or supervised by such electrician, and the tenant shall bear the expense of such additional materials and installation.
17. Parking may be available behind the building on a first come basis.
18. Canvassing, peddling, soliciting and distribution of handbills or any other written materials in the building are prohibited, and each tenant shall cooperate to prevent the same.
19. The Tennessee Art League is a smoke free building. Smoking is prohibited in all areas of the building. If tenants, their guests, employees or invitees must smoke, it must be in designated smoking areas outside the building, and not adjacent to the entrances.
20. Tenants may offer their own work for sale from their studio by may not offer work of other artists for sale.
21. Tenants shall be responsible for their own business licenses and collection and payment of sales tax.
22. The demised premises are considered working studios and are open to retail traffic and interaction with the public is encouraged and may be instigated by the landlord with reasonable notice to the tenant; and as a result the tenant should make efforts to maintain the demised premises in a neat, clean, accessible and inviting space.