

# Golden Stix LLC

25567 Conifer Road Unit 105  
Conifer, CO 80433



THIS AGREEMENT, dated this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_  
BETWEEN:

GOLDEN STIX LLC  
(the "Landlord")

-AND-

\_\_\_\_\_  
(the "Tenant")  
(individually the "Party" and collectively the "Parties")

THE TERM of the Agreement commences at \_\_\_\_\_:\_\_\_\_\_ am/ pm  
on \_\_\_\_\_, \_\_\_\_\_ and ends at \_\_\_\_\_:\_\_\_\_\_ am/ pm  
the same day.

Parties are reserving:

- The Golden Room at a rate of \$60 an hour
- The Tea Lounge at a rate of \$30 an hour
- Both at a rate of \$70 an hour

Guests will have access to the room they have payed for- either The Golden Room at \$60 an hour, The Tea Lounge for \$30 an hour or both for \$70 an hour. If they elect to use all rooms (The Golden Room and Tea Lounge) without first reserving them both, they will no longer be charged the discounted rate of \$70 an hour, and instead be charged the full \$90 an hour.

In consideration of the Landlord leasing certain premises to Tenant and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the Parties agree as follows:



### **Leased Property**

- The Landlord agrees to rent to the Tenant the room, municipally described as 25567 Conifer Rd Unit 105, (the "Property"), for use as recreational premises only, by the hour.
- Parties may arrive up to ten minutes prior to reservation
- Parties are responsible for the prompt departure of the premises when reservation has ended
- No alcohol will be permitted on premises and you will be asked to leave immediately without a refund if this is not adhered to
- Smoking of any kind and/ or vaping are not permitted inside premises, however you may smoke cigarettes only on the back patio, located by the private entrance
- Parties are allowed to add their own decorations as long as they do not damage walls, furniture or furnishings and must provide their own tape or tacks and will be responsible for its removal within the reserved timeframe

### **Deposit and Fees**

- On execution of this Lease, Parties will pay the Landlord a nonrefundable deposit of \$30.00 to bind this agreement and hold Parties reservation.
- Parties may cancel reservation within 48 hours for a full refund of their deposit. The deposit will then be nonrefundable after the 48 hours prior to event.
- The deposit will be subtracted from the final total at the end of the reservation and the Party must pay the remainder of the bill at the end of the reservation.
- A 20% gratuity will be added to the final bill at the end of the reservation. If Parties wish to tip their waitstaff more please do so directly.
- Parties are responsible for the upkeep of all property in the rented premises- including furniture, furnishings, walls and the like. Any damage or missing items will be charged to the credit card on file. Inspections will be made before and after each reservation.
- In the event that any action is filed in relation to this Lease, the unsuccessful Party in the action will pay to the successful Party, in addition to all the sums that either Party may be called on to pay, a reasonable sum for the successful Party's attorney fees.

### **Inspections, Liability**

- The Parties will complete, sign and date an inspection report at the beginning and at the end of their reservation, and if applicable, charges may be assessed.
- The Tenant is hereby advised and understands that the personal property of the Tenant is not insured by the Landlord for either damage or loss, and the Landlord assumes no liability for any such loss.



### **Additional Clause**

- Guests will have access to the private back door entrance and restroom.
- Guests may arrive up to 10 minutes prior to their reservation and must leave promptly when their reservation has ended.
- Guests are responsible for leaving the property in the same condition they found it.
- Any missing or damaged items will be charged to the card used for the deposit.
- Guests are responsible for reviewing checklist with supervision or manager before event starts and ends.
- Any green door that is closed or storage area is off limits to guests and their party.

### **General Provisions**

- The Parties will comply with standards of health, sanitation, fire, and safety as required by law.
- All monetary amounts stated or referred to in this Lease are based in the United States dollar.
- Where there is more than one Tenant executing this Lease, all Tenants are jointly and severally liable for each other's acts, omissions and liabilities pursuant to this Lease.
- The Tenant will be charged an additional amount of \$25.00 for each N.S.F. check or checks returned by the Tenant's financial institution.
- Headings are inserted for the convenience of the Parties only and are not to be considered when interpreting this Lease. Words in the singular mean and include the plural and vice versa. Words in the masculine mean and include the feminine and vice versa.
- This Lease may be executed in counterparts. Facsimile signatures are binding and are considered to be original signatures.
- This Lease constitutes the entire agreement between the Parties.
- If any dispute relating to this Lease between the Parties is not resolved through informal discussion within 14 days from the date a dispute arises, the Parties agree to submit the issue first before a non-binding mediator and to an arbitrator in the event that mediation fails. The decision of the arbitrator will be binding on the Parties. Any mediator or arbitrator must be a neutral party acceptable to both Parties. The cost of any mediations or arbitrations will be paid by the Tenant.



For any matter relating to this tenancy, the Tenant may be contacted at:

Name: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

For any matter relating to this tenancy, whether during or after this tenancy has been terminated, the Landlord's address for notice is:

Name: Golden Stix LLC.

Address: 25567 Conifer Rd. Unit 105

Phone: (303) 838-5208

Email address: goldenstixconifer@gmail.com

IN WITNESS WHEREOF \_\_\_\_\_ and Golden Stix LLC  
have duly affixed their signatures on this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Golden Stix LLC

\_\_\_\_\_  
(Tenant)

The Tenant acknowledges receiving a duplicate copy of this Lease signed by the  
Tenant and the Landlord on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(Tenant)